

# Parcelytics — Tax Due Diligence Report

12515-7 RESEARCH BLVD TX 78759 · Geo ID 0166030317

Generated September 16, 2026 — for informational purposes; verify official figures with TCAD / the Travis County Tax Office before relying on this for a transaction.

## Current & Preliminary Values

| Metric         | 2026 Certified | 2025 Certified | Change |
|----------------|----------------|----------------|--------|
| Market Value   | \$48,551,251   | \$49,445,671   | -1.8%  |
| Assessed Value | —              | \$48,620,923   | —      |
| Taxable Value  | —              | \$48,620,923   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.9808%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$979,413 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 98.3%     | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Round Rock ISD           | 0.8931% | \$434,233.46 |
| City of Austin           | 0.5240% | \$254,781.90 |
| Travis County            | 0.3758% | \$182,739.31 |
| Travis Central Health    | 0.1180% | \$57,383.87  |
| Austin Community College | 0.1034% | \$50,274.03  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$74,257,727 | \$11,628,941   | \$1,533,359 | Verified                                |
| 2022 | \$75,780,000 | \$11,628,941   | \$1,432,539 | Verified                                |
| 2023 | \$77,486,270 | \$11,628,941   | \$1,195,586 | Verified                                |
| 2024 | \$64,200,000 | \$12,921,046   | \$1,043,056 | Verified                                |
| 2025 | \$49,445,671 | \$48,620,923   | \$979,413   | Partial — Billing is not fully verified |
| 2026 | \$48,551,251 | \$47,726,503   | —           | N/A                                     |

## Sources

- Market / assessed / taxable values: Travis Central Appraisal District (TCAD) Certified Appraisal Roll.
- Entity tax rates: Travis County Rates History (1990–2025), as adopted by each taxing entity.
- Current-year billing: Travis County Tax Office current-year billing data (TaxCurOpenData).
- Prior-year billing (2021–2024): Travis County Tax Office PIR bulk billing export, cross-verified against known sanity-check accounts.
- Delinquency status: Travis County Tax Office delinquent-account data (TaxDelqOpenData), where applicable — as of June 20, 2026; balance grows monthly under Tax Code §33.01.

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