

# Parcelytics — Tax Due Diligence Report

9901 N RANCH RD 620 TX 78726 · Geo ID 0167270206

Generated September 17, 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   | \$43,580,000   | \$51,590,000   | -15.5% |
| Assessed Value | —              | \$51,590,000   | —      |
| Taxable Value  | —              | \$51,590,000   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note |
|--------------------|-------------|-------------------|
| Effective Tax Rate | 2.2082%     | Verified          |
| Total Tax          | \$1,139,203 | Verified          |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Leander ISD              | 1.0869% | \$560,731.71 |
| City of Austin           | 0.5240% | \$270,340.37 |
| Travis County            | 0.3758% | \$193,898.44 |
| Travis Central Health    | 0.1180% | \$60,888.07  |
| Austin Community College | 0.1034% | \$53,344.06  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence |
|------|--------------|----------------|-------------|------------|
| 2021 | \$39,300,000 | \$4,141,162    | \$1,024,682 | Verified   |
| 2022 | \$41,790,000 | \$4,141,162    | \$1,250,823 | Verified   |
| 2023 | \$55,520,000 | \$4,141,162    | \$1,233,421 | Verified   |
| 2024 | \$59,920,000 | \$4,141,162    | \$1,149,343 | Verified   |
| 2025 | \$51,590,000 | \$51,590,000   | \$1,139,203 | Verified   |
| 2026 | \$43,580,000 | \$43,580,000   | —           | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect | Amount |
|--------|--------|
|--------|--------|

|                  |              |
|------------------|--------------|
| 2024 Total       | \$1,149,343  |
| Value Change     | +\$1,005,068 |
| Rate Change      | +\$46,416    |
| Exemption Change | -\$1,061,624 |
| 2025 Total       | \$1,139,203  |

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### 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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