

# Parcelytics — Tax Due Diligence Report

12611 RESEARCH BLVD TX 78613 · Geo ID 0168050121

Generated September 18, 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   | \$1,280,969    | \$2,036,248    | -37.1% |
| Assessed Value | —              | \$1,553,507    | —      |
| Taxable Value  | —              | \$1,553,507    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.5368%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$31,294 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 76.3%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Round Rock ISD           | 0.8931% | \$13,874.37 |
| City of Austin           | 0.5240% | \$8,140.64  |
| Travis County            | 0.3758% | \$5,838.78  |
| Travis Central Health    | 0.1180% | \$1,833.50  |
| Austin Community College | 0.1034% | \$1,606.33  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,097,977  | \$365,546      | \$22,080  | Verified                                |
| 2022 | \$1,258,309  | \$365,546      | \$29,868  | Verified                                |
| 2023 | \$1,771,025  | \$365,546      | \$26,744  | Verified                                |
| 2024 | \$1,792,484  | \$365,546      | \$25,012  | Verified                                |
| 2025 | \$2,036,248  | \$1,553,507    | \$31,294  | Partial — Billing is not fully verified |
| 2026 | \$1,280,969  | \$1,041,337    | —         | 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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