

# Parcelytics — Tax Due Diligence Report

18681 F M RD 1431 TX 78645 · Geo ID 0188582015

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   | \$496,237      | \$375,840      | +32.0% |
| Assessed Value | —              | \$375,840      | —      |
| Taxable Value  | —              | \$375,840      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.6287% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$2,363 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$1,125.35 |
| City of Jonestown        | 0.3981% | \$412.18   |
| Travis County            | 0.3758% | \$389.14   |
| Travis Central Health    | 0.1180% | \$122.20   |
| Austin Community College | 0.1034% | \$107.06   |
| Travis County ESD # 01   | 0.1000% | \$103.54   |
| Travis County ESD # 07   | 0.1000% | \$103.50   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$287,607    | \$80,847       | \$7,653   | Verified                                |
| 2022 | \$291,008    | \$80,847       | \$6,948   | Verified                                |
| 2023 | \$291,008    | \$80,847       | \$8,303   | Verified                                |
| 2024 | \$379,584    | \$80,847       | \$7,925   | Verified                                |
| 2025 | \$375,840    | \$375,840      | \$2,363   | Partial — Billing is not fully verified |
| 2026 | \$496,237    | \$262,094      | —         | 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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