

# Parcelytics — Tax Due Diligence Report

12200 F M RD 969 TX 78724 · Geo ID 0203460101

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   | \$4,140,818    | \$4,140,818    | +0.0%  |
| Assessed Value | —              | \$3,491,062    | —      |
| Taxable Value  | —              | \$3,491,062    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.3879%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$57,469 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 84.3%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Del Valle ISD            | 0.9489% | \$33,126.69 |
| Travis County            | 0.3758% | \$13,120.98 |
| Travis Central Health    | 0.1180% | \$4,120.26  |
| Austin Community College | 0.1034% | \$3,609.76  |
| Travis County ESD # 12   | 0.1000% | \$3,491.06  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$1,919,902  | \$763,001      | \$37,236  | Verified                                  |
| 2022 | \$1,984,859  | \$763,001      | \$32,404  | Verified                                  |
| 2023 | \$1,800,000  | \$763,001      | \$38,910  | Verified                                  |
| 2024 | \$2,424,348  | \$2,543,338    | \$48,020  | Partial — Appraisal is not fully verified |
| 2025 | \$4,140,818  | \$3,491,062    | \$57,469  | Partial — Billing is not fully verified   |
| 2026 | \$4,140,818  | \$4,140,818    | —         | 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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