

# Parcelytics — Tax Due Diligence Report

1618 FERGUSON LN TX 78754 · Geo ID 0235230311

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   | \$2,989,948    | \$1,786,570    | +67.4% |
| Assessed Value | —              | \$965,869      | —      |
| Taxable Value  | —              | \$965,869      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                              |
|--------------------|----------|----------------------------------------------------------------|
| Effective Tax Rate | 1.1908%  | Verified                                                       |
| Total Tax          | \$21,275 | Verified                                                       |
| Assessment Ratio   | 54.1%    | Below typical ~100%                                            |
| Delinquent Taxes   | \$11,254 | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Manor ISD                | 1.0814% | \$10,444.91 |
| City of Austin           | 0.5240% | \$5,061.32  |
| Travis County            | 0.3758% | \$3,630.17  |
| Travis Central Health    | 0.1180% | \$1,139.95  |
| Austin Community College | 0.1034% | \$998.71    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$362,531    | \$222,155      | \$12,710  | Verified   |
| 2022 | \$515,197    | \$222,155      | \$12,006  | Verified   |
| 2023 | \$515,197    | \$222,155      | \$14,732  | Verified   |
| 2024 | \$723,646    | \$222,146      | \$17,005  | Verified   |
| 2025 | \$1,786,570  | \$965,869      | \$21,275  | Verified   |
| 2026 | \$2,989,948  | \$1,159,043    | —         | N/A        |

Why This Bill Changed (2024 to 2025)

| Effect           | Amount    |
|------------------|-----------|
| 2024 Total       | \$17,005  |
| Value Change     | +\$15,713 |
| Rate Change      | +\$869    |
| Exemption Change | -\$12,312 |
| 2025 Total       | \$21,275  |

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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