

# Parcelytics — Tax Due Diligence Report

12014 N LAMAR BLVD TX 78753 · Geo ID 0254200104

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   | \$1,504,078    | \$1,367,424    | +10.0% |
| Assessed Value | —              | \$1,031,696    | —      |
| Taxable Value  | —              | \$1,031,696    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                              |
|--------------------|----------|----------------------------------------------------------------|
| Effective Tax Rate | 1.6811%  | Verified                                                       |
| Total Tax          | \$22,988 | Verified                                                       |
| Assessment Ratio   | 75.4%    | Below typical ~100%                                            |
| Delinquent Taxes   | \$19,908 | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Pflugerville ISD         | 1.1069% | \$11,419.84 |
| City of Austin           | 0.5240% | \$5,406.26  |
| Travis County            | 0.3758% | \$3,877.58  |
| Travis Central Health    | 0.1180% | \$1,217.64  |
| Austin Community College | 0.1034% | \$1,066.77  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$682,800    | \$517,253      | \$16,875  | Verified                                  |
| 2022 | \$674,209    | \$517,253      | \$16,225  | Verified                                  |
| 2023 | \$723,402    | \$517,253      | \$14,751  | Verified                                  |
| 2024 | \$716,456    | \$1,293,133    | \$18,383  | Partial — Appraisal is not fully verified |
| 2025 | \$1,367,424  | \$1,031,696    | \$22,988  | Verified                                  |
| 2026 | \$1,504,078  | \$1,238,035    | —         | N/A                                       |

Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$18,383 |
| Value Change     | -\$5,590 |
| Rate Change      | +\$928   |
| Exemption Change | +\$9,267 |
| 2025 Total       | \$22,988 |

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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