

# Parcelytics — Tax Due Diligence Report

13417 LISMORE LN PFLUGERVILLE, TX 78660 · Geo ID 0254430205

Generated September 20, 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   | \$262,786      | \$274,858      | -4.4%  |
| Assessed Value | —              | \$274,858      | —      |
| Taxable Value  | —              | \$219,886      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.4589% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$4,010 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Pflugerville ISD         | 1.1069% | \$1,492.74 |
| City of Austin           | 0.5240% | \$1,152.24 |
| Travis County            | 0.3758% | \$826.43   |
| Austin Community College | 0.1034% | \$279.03   |
| Travis Central Health    | 0.1180% | \$259.52   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$229,390    | \$30,000       | \$2,199   | Verified                                |
| 2022 | \$220,597    | \$100,000      | \$2,223   | Verified                                |
| 2023 | \$355,679    | \$100,000      | \$799     | Verified                                |
| 2024 | \$363,646    | \$90,000       | \$4,930   | Verified                                |
| 2025 | \$274,858    | \$274,858      | \$4,010   | Partial — Billing is not fully verified |
| 2026 | \$262,786    | \$262,786      | —         | 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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