

# Parcelytics — Tax Due Diligence Report

3705 BEECHMONT DR TX 78660 · Geo ID 0254430710

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   | \$337,200      | \$363,500      | -7.2%  |
| Assessed Value | —              | \$363,500      | —      |
| Taxable Value  | —              | \$363,500      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.2282% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$8,099 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Pflugerville ISD         | 1.1069% | \$4,023.58 |
| City of Austin           | 0.5240% | \$1,904.80 |
| Travis County            | 0.3758% | \$1,366.20 |
| Travis Central Health    | 0.1180% | \$429.01   |
| Austin Community College | 0.1034% | \$375.86   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$24,000     | \$30,000       | \$7,321   | Partial — Appraisal is not fully verified |
| 2022 | \$292,510    | \$100,000      | \$10,230  | Verified                                  |
| 2023 | \$456,118    | \$100,000      | \$8,733   | Verified                                  |
| 2024 | \$424,152    | \$100,000      | \$8,010   | Verified                                  |
| 2025 | \$363,500    | \$363,500      | \$8,099   | Partial — Billing is not fully verified   |
| 2026 | \$337,200    | \$337,200      | —         | 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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