Parcelytics — Tax Due Diligence Report

13501 MCCALLEN PASS PASS TX 78753 · Geo ID 0262260501

Generated September 17, 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	$3,980,463	$4,270,000	-6.8%
Assessed Value	—	$4,270,000	—
Taxable Value	—	$4,270,000	—

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	$95,144	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Pflugerville ISD	1.1069%	$47,264.63
City of Austin	0.5240%	$22,375.53
Travis County	0.3758%	$16,048.58
Travis Central Health	0.1180%	$5,039.58
Austin Community College	0.1034%	$4,415.18

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$2,677,100	$585,882	$75,089	Verified
2022	$3,000,000	$585,882	$85,231	Verified
2023	$3,800,000	$585,882	$83,387	Verified
2024	$4,050,000	$585,882	$91,302	Verified
2025	$4,270,000	$4,270,000	$95,144	Partial — Billing is not fully verified
2026	$3,980,463	$3,980,463	—	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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