

# Parcelytics — Tax Due Diligence Report

14101 THERMAL DR TX 78728 · Geo ID 0268230107

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   | \$57,610,000   | \$66,200,000   | -13.0% |
| Assessed Value | —              | \$66,200,000   | —      |
| Taxable Value  | —              | \$66,200,000   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.9335%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$1,279,999 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due   |
|------------------------|---------|--------------|
| Pflugerville ISD       | 1.1069% | \$732,767.80 |
| Travis County          | 0.3758% | \$248,809.39 |
| Wells Branch MUD       | 0.2400% | \$158,880.00 |
| Travis Central Health  | 0.1180% | \$78,131.23  |
| Travis County ESD # 02 | 0.0928% | \$61,410.43  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$54,558,240 | \$5,227,200    | \$1,261,098 | Verified                                |
| 2022 | \$54,190,000 | \$5,227,200    | \$1,471,026 | Verified                                |
| 2023 | \$71,800,000 | \$5,227,200    | \$1,397,586 | Verified                                |
| 2024 | \$75,400,000 | \$5,227,200    | \$1,330,137 | Verified                                |
| 2025 | \$66,200,000 | \$66,200,000   | \$1,279,999 | Partial — Billing is not fully verified |
| 2026 | \$57,610,000 | \$57,610,000   | —           | 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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