

# Parcelytics — Tax Due Diligence Report

403 F M RD 685 TX 78660 · Geo ID 0270430215

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   | \$2,787,518    | \$2,846,053    | -2.1%  |
| Assessed Value | —              | \$1,656,000    | —      |
| Taxable Value  | —              | \$1,656,000    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.2967%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$36,904 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 58.2%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Pflugerville ISD       | 1.1069% | \$18,330.26 |
| City of Pflugerville   | 0.5350% | \$8,859.60  |
| Travis County          | 0.3758% | \$6,223.99  |
| Travis Central Health  | 0.1180% | \$1,954.46  |
| Travis County ESD # 02 | 0.0928% | \$1,536.19  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | —            | \$1,082,727    | \$28,278  | N/A                                       |
| 2022 | \$1,162,044  | \$1,082,727    | \$25,792  | Verified                                  |
| 2023 | \$1,150,000  | \$1,082,727    | \$24,473  | Verified                                  |
| 2024 | \$1,150,000  | \$2,706,818    | \$30,305  | Partial — Appraisal is not fully verified |
| 2025 | \$2,846,053  | \$1,656,000    | \$36,904  | Partial — Billing is not fully verified   |
| 2026 | \$2,787,518  | \$1,987,200    | —         | 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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