Parcelytics — Tax Due Diligence Report

1902 FLEISCHER DR TX 78728 · Geo ID 0272231109

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	$3,477,788	$3,450,638	+0.8%
Assessed Value	—	$3,450,638	—
Taxable Value	—	$3,450,638	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.7240%	Partial — Total Tax is not fully verified
Total Tax	$59,490	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Pflugerville ISD	1.1069%	$38,195.11
Travis County	0.3758%	$12,969.05
Travis Central Health	0.1180%	$4,072.55
Travis County ESD # 02	0.0928%	$3,200.98
Travis County ESD #17	0.0305%	$1,052.44

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$1,900,000	$1,046,529	$37,851	Verified
2022	$1,900,000	$1,046,529	$47,554	Verified
2023	$2,662,561	$1,046,529	$49,398	Verified
2024	$3,059,000	$1,046,529	$55,777	Verified
2025	$3,450,638	$3,450,638	$59,490	Partial — Billing is not fully verified
2026	$3,477,788	$3,477,788	—	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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