Parcelytics — Tax Due Diligence Report

445 F M RD 685 TX 78660 · Geo ID 0272431120

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	$7,877,282	$7,685,782	+2.5%
Assessed Value	—	$7,685,782	—
Taxable Value	—	$7,685,782	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.2285%	Partial — Total Tax is not fully verified
Total Tax	$171,280	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Pflugerville ISD	1.1069%	$85,073.92
City of Pflugerville	0.5350%	$41,118.93
Travis County	0.3758%	$28,886.63
Travis Central Health	0.1180%	$9,070.99
Travis County ESD # 02	0.0928%	$7,129.72

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$6,961,867	$1,445,129	$149,540	Verified
2022	$6,145,093	$1,445,128	$157,020	Verified
2023	$7,001,000	$1,445,128	$165,988	Verified
2024	$7,800,000	$3,612,821	$171,870	Verified
2025	$7,685,782	$7,685,782	$171,280	Partial — Billing is not fully verified
2026	$7,877,282	$7,877,282	—	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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