

# Parcelytics — Tax Due Diligence Report

1602 W PECAN ST TX 78660 · Geo ID 0274360182

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   | \$8,306,000    | \$9,151,000    | -9.2%  |
| Assessed Value | —              | \$9,151,000    | —      |
| Taxable Value  | —              | \$9,151,000    | —      |

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          | \$203,933 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due   |
|------------------------|---------|--------------|
| Pflugerville ISD       | 1.1069% | \$101,292.42 |
| City of Pflugerville   | 0.5350% | \$48,957.85  |
| Travis County          | 0.3758% | \$34,393.58  |
| Travis Central Health  | 0.1180% | \$10,800.28  |
| Travis County ESD # 02 | 0.0928% | \$8,488.93   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$5,944,000  | \$857,588      | \$150,082 | Verified                                |
| 2022 | \$6,360,000  | \$857,588      | \$154,591 | Verified                                |
| 2023 | \$6,882,530  | \$1,225,125    | \$169,449 | Verified                                |
| 2024 | \$7,962,670  | \$1,225,125    | \$191,080 | Verified                                |
| 2025 | \$9,151,000  | \$9,151,000    | \$203,933 | Partial — Billing is not fully verified |
| 2026 | \$8,306,000  | \$8,306,000    | —         | 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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