

# Parcelytics — Tax Due Diligence Report

1301 F M RD 685 TX 78660 · Geo ID 0274460301

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   | \$2,863,077    | \$2,863,077    | +0.0%  |
| Assessed Value | —              | \$2,863,077    | —      |
| Taxable Value  | —              | \$2,863,077    | —      |

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          | \$63,805 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Pflugerville ISD       | 1.1069% | \$31,691.40 |
| City of Pflugerville   | 0.5350% | \$15,317.46 |
| Travis County          | 0.3758% | \$10,760.73 |
| Travis Central Health  | 0.1180% | \$3,379.09  |
| Travis County ESD # 02 | 0.0928% | \$2,655.93  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$2,900,000  | \$818,928      | \$65,931  | Verified                                |
| 2022 | \$2,709,339  | \$818,928      | \$58,598  | Verified                                |
| 2023 | \$2,612,696  | \$818,928      | \$59,585  | Verified                                |
| 2024 | \$2,800,000  | \$818,928      | \$66,975  | Verified                                |
| 2025 | \$2,863,077  | \$2,863,077    | \$63,805  | Partial — Billing is not fully verified |
| 2026 | \$2,863,077  | \$2,863,077    | —         | 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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