

# Parcelytics — Tax Due Diligence Report

19209 KIMBERLITE DR PFLUGERVILLE, TX 78660 · Geo ID 0274651017

Generated September 19, 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   | \$421,805      | \$499,736      | -15.6% |
| Assessed Value | —              | \$463,610      | —      |
| Taxable Value  | —              | —              | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value | Confidence / Note   |
|--------------------|-------|---------------------|
| Effective Tax Rate | —     | Not Available       |
| Total Tax          | —     | Not Available       |
| Assessment Ratio   | 92.8% | Below typical ~100% |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$288,000    | \$40,000       | —         | Verified   |
| 2022 | \$316,652    | \$40,000       | —         | Verified   |
| 2023 | \$501,869    | \$40,000       | —         | Verified   |
| 2024 | \$525,602    | \$40,000       | —         | Verified   |
| 2025 | \$499,736    | \$463,610      | —         | N/A        |
| 2026 | \$421,805    | \$421,805      | —         | 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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