

Parcelytics — Tax Due Diligence Report

1.30AC OF LOT 37 MCSHEPHERD RANCHES BRUSHY CREEK ACREAGE UNIT · Geo ID 0280870118
Generated September 15, 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	\$361,558	\$327,554	+10.4%
Assessed Value	—	\$302,628	—
Taxable Value	—	\$302,628	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.5647%	Verified
Total Tax	\$5,125	Verified
Assessment Ratio	92.4%	Below typical ~100%
Delinquent Taxes	\$4,749	Since — — as of June 20, 2026, grows monthly (Tax Code §33.01)

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Pflugerville ISD	1.1069%	\$3,349.79
Travis County	0.3758%	\$1,137.41
Travis Central Health	0.1180%	\$357.17
Travis County ESD # 02	0.0928%	\$280.73

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2023	—	\$153,985	\$4,072	N/A
2024	\$255,799	\$149,955	\$4,169	Verified
2025	\$327,554	\$302,628	\$5,125	Verified
2026	\$361,558	\$361,558	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount
2024 Total	\$4,169

Value Change	+\$2,524
Rate Change	+\$122
Exemption Change	-\$1,690
2025 Total	\$5,125

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.

Generated by Parcelytics. This report reflects the most recent verified county data available in the system at the time of generation and is not an official TCAD or Travis County Tax Office document.