

# Parcelytics — Tax Due Diligence Report

16501 BRATTON LN TX 78728 · Geo ID 0282230502

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   | \$6,215,373    | \$5,900,000    | +5.3%  |
| Assessed Value | —              | \$5,900,000    | —      |
| Taxable Value  | —              | \$5,900,000    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6136%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$95,204 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Round Rock ISD           | 0.8931% | \$52,692.90 |
| Travis County            | 0.3758% | \$22,174.86 |
| Travis Central Health    | 0.1180% | \$6,963.36  |
| Austin Community College | 0.1034% | \$6,100.60  |
| Travis County ESD # 02   | 0.0928% | \$5,473.14  |
| Travis County ESD #17    | 0.0305% | \$1,799.50  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$4,764,055  | \$548,332      | \$88,930  | Verified                                |
| 2022 | \$4,826,400  | \$822,498      | \$81,215  | Verified                                |
| 2023 | \$4,826,400  | \$822,498      | \$84,034  | Verified                                |
| 2024 | \$5,516,741  | \$822,498      | \$92,612  | Verified                                |
| 2025 | \$5,900,000  | \$5,900,000    | \$95,204  | Partial — Billing is not fully verified |
| 2026 | \$6,215,373  | \$6,215,373    | —         | 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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