

# Parcelytics — Tax Due Diligence Report

1901 KELLY LN TX 78660 · Geo ID 0282491206

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   | \$15,500,000   | \$15,500,000   | +0.0%  |
| Assessed Value | —              | \$15,500,000   | —      |
| Taxable Value  | —              | \$15,500,000   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.2380%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$346,890 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due   |
|------------------------|---------|--------------|
| Pflugerville ISD       | 1.1069% | \$171,569.50 |
| City of Pflugerville   | 0.5350% | \$82,925.00  |
| Travis County          | 0.3758% | \$58,255.98  |
| Travis Central Health  | 0.1180% | \$18,293.57  |
| Travis County ESD # 02 | 0.0928% | \$14,378.58  |
| Travis County MUD # 15 | 0.2646% | \$1,467.05   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$15,500,000 | \$3,960,300    | \$378,243 | Verified                                |
| 2022 | \$15,500,000 | \$3,960,300    | \$348,597 | Verified                                |
| 2023 | \$15,500,000 | \$3,960,300    | \$330,718 | Verified                                |
| 2024 | \$15,500,000 | \$7,920,600    | \$341,893 | Verified                                |
| 2025 | \$15,500,000 | \$15,500,000   | \$346,890 | Partial — Billing is not fully verified |
| 2026 | \$15,500,000 | \$15,500,000   | —         | 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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