

# Parcelytics — Tax Due Diligence Report

4400 PRIEM LN TX 78660 · Geo ID 0293480409

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   | \$4,600,000    | \$5,011,744    | -8.2%  |
| Assessed Value | —              | \$4,885,420    | —      |
| Taxable Value  | —              | \$4,885,420    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6508%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$82,736 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 97.5%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Pflugerville ISD       | 1.1069% | \$54,076.71 |
| Travis County          | 0.3758% | \$18,361.61 |
| Travis Central Health  | 0.1180% | \$5,765.92  |
| Travis County ESD # 02 | 0.0928% | \$4,531.96  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | —            | \$1,136,916    | \$93,546  | N/A                                     |
| 2022 | \$4,930,482  | \$1,136,916    | \$93,880  | Verified                                |
| 2023 | \$5,455,788  | \$1,136,916    | \$85,541  | Verified                                |
| 2024 | \$5,500,000  | \$1,136,916    | \$84,044  | Verified                                |
| 2025 | \$5,011,744  | \$4,885,420    | \$82,736  | Partial — Billing is not fully verified |
| 2026 | \$4,600,000  | \$4,473,676    | —         | 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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