

# Parcelytics — Tax Due Diligence Report

19041 F M RD 969 TX 78653 · Geo ID 0306750608

Generated September 17, 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   | \$260,548      | \$170,426      | +52.9% |
| Assessed Value | —              | \$134,779      | —      |
| Taxable Value  | —              | \$134,779      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.4209% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$2,422 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 79.1%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Del Valle ISD            | 0.9489% | \$1,278.92 |
| Travis County            | 0.3758% | \$506.56   |
| Village of Webberville   | 0.1505% | \$202.88   |
| Travis Central Health    | 0.1180% | \$159.07   |
| Austin Community College | 0.1034% | \$139.36   |
| Travis County ESD # 12   | 0.1000% | \$134.78   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$56,634     | \$4,000        | \$1,212   | Verified                                |
| 2022 | \$57,852     | \$4,000        | \$2,557   | Verified                                |
| 2023 | \$129,698    | \$4,000        | \$2,453   | Verified                                |
| 2024 | \$138,180    | \$4,000        | \$2,042   | Verified                                |
| 2025 | \$170,426    | \$134,779      | \$2,422   | Partial — Billing is not fully verified |
| 2026 | \$260,548    | \$161,735      | —         | 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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