

# Parcelytics — Tax Due Diligence Report

4010 F M RD 1327 TX 78610 · Geo ID 0357000101

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   | \$871,797      | \$1,417,908    | -38.5% |
| Assessed Value | —              | \$1,417,908    | —      |
| Taxable Value  | —              | \$1,417,908    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.1962%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$31,140 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Del Valle ISD            | 0.9489% | \$13,454.53 |
| City of Creedmoor        | 0.4500% | \$6,380.59  |
| Travis County            | 0.3758% | \$5,329.14  |
| Travis Central Health    | 0.1180% | \$1,673.46  |
| Austin Community College | 0.1034% | \$1,466.12  |
| Travis County ESD # 11   | 0.1000% | \$1,417.91  |
| Travis County ESD # 15   | 0.1000% | \$1,417.91  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,546,745  | \$555,390      | \$30,283  | Verified                                |
| 2022 | \$1,345,133  | \$555,390      | \$27,787  | Verified                                |
| 2023 | \$1,162,136  | \$555,390      | \$27,928  | Verified                                |
| 2024 | \$1,289,820  | \$555,390      | \$33,261  | Verified                                |
| 2025 | \$1,417,908  | \$1,417,908    | \$31,140  | Partial — Billing is not fully verified |
| 2026 | \$871,797    | \$871,797      | —         | 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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