

# Parcelytics — Tax Due Diligence Report

12400 GLASS RD C TX 78610 · Geo ID 0372110111

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   | \$733,909      | \$821,872      | -10.7% |
| Assessed Value | —              | \$395,927      | —      |
| Taxable Value  | —              | \$272,379      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                                 |
|--------------------|----------|-------------------------------------------------------------------|
| Effective Tax Rate | 0.6214%  | Verified                                                          |
| Total Tax          | \$5,107  | Verified                                                          |
| Assessment Ratio   | 48.2%    | Below typical ~100%                                               |
| Delinquent Taxes   | \$10,959 | Since 2024 — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Del Valle ISD            | 0.9489% | \$1,846.34 |
| Travis County            | 0.3758% | \$1,023.72 |
| City of Mustang Ridge    | 0.2708% | \$905.95   |
| Austin Community College | 0.1034% | \$340.78   |
| Travis County ESD # 15   | 0.1000% | \$334.58   |
| Travis County ESD # 11   | 0.1000% | \$334.58   |
| Travis Central Health    | 0.1180% | \$321.47   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$366,196    | \$407,014      | \$4,517   | Partial — Appraisal is not fully verified |
| 2022 | \$540,007    | \$428,127      | \$4,470   | Verified                                  |
| 2023 | \$640,662    | \$428,127      | \$3,852   | Verified                                  |
| 2024 | \$634,561    | \$577,295      | \$4,367   | Verified                                  |

|      |           |           |         |          |
|------|-----------|-----------|---------|----------|
| 2025 | \$821,872 | \$395,927 | \$5,107 | Verified |
| 2026 | \$733,909 | \$433,161 | —       | N/A      |

Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$4,367  |
| Value Change     | -\$3,608 |
| Rate Change      | +\$133   |
| Exemption Change | +\$4,215 |
| 2025 Total       | \$5,107  |

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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