

# Parcelytics — Tax Due Diligence Report

9404 MUSTANG HILLS RD 8 TX 78610 · Geo ID 0380110318

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   | \$580,810      | \$645,884      | -10.1% |
| Assessed Value | —              | \$483,058      | —      |
| Taxable Value  | —              | \$390,198      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                                 |
|--------------------|----------|-------------------------------------------------------------------|
| Effective Tax Rate | 1.2762%  | Verified                                                          |
| Total Tax          | \$8,243  | Verified                                                          |
| Assessment Ratio   | 74.8%    | Below typical ~100%                                               |
| Delinquent Taxes   | \$15,263 | 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% | \$3,547.54 |
| Travis County            | 0.3758% | \$1,466.54 |
| City of Mustang Ridge    | 0.2708% | \$1,308.00 |
| Austin Community College | 0.1034% | \$494.31   |
| Travis County ESD # 15   | 0.1000% | \$483.06   |
| Travis County ESD # 11   | 0.1000% | \$483.06   |
| Travis Central Health    | 0.1180% | \$460.53   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$235,100    | \$321,599      | \$1,092   | Partial — Appraisal is not fully verified |
| 2022 | \$458,861    | \$352,622      | \$7,682   | Verified                                  |
| 2023 | \$505,080    | \$352,622      | \$6,279   | Verified                                  |
| 2024 | \$502,741    | \$463,628      | \$7,013   | Verified                                  |

|      |           |           |         |          |
|------|-----------|-----------|---------|----------|
| 2025 | \$645,884 | \$483,058 | \$8,243 | Verified |
| 2026 | \$580,810 | \$464,359 | —       | N/A      |

Why This Bill Changed (2024 to 2025)

| Effect           | Amount  |
|------------------|---------|
| 2024 Total       | \$7,013 |
| Value Change     | +\$387  |
| Rate Change      | +\$147  |
| Exemption Change | +\$696  |
| 2025 Total       | \$8,243 |

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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