

# Parcelytics — Tax Due Diligence Report

WILLIAMSON RD TX 78610 · Geo ID 0380110408

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   | \$509,682      | \$1,184,023    | -57.0% |
| Assessed Value | —              | \$118,402      | —      |
| Taxable Value  | —              | \$118,402      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                                 |
|--------------------|----------|-------------------------------------------------------------------|
| Effective Tax Rate | 0.1746%  | Verified                                                          |
| Total Tax          | \$2,068  | Verified                                                          |
| Assessment Ratio   | 10.0%    | Below typical ~100%                                               |
| Delinquent Taxes   | \$11,902 | Since 2021 — 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% | \$1,123.52 |
| Travis County            | 0.3758% | \$445.01   |
| Travis Central Health    | 0.1180% | \$139.74   |
| Austin Community College | 0.1034% | \$122.43   |
| Travis County ESD # 11   | 0.1000% | \$118.40   |
| Travis County ESD # 15   | 0.1000% | \$118.40   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$40,023     | \$47,496       | \$1,208   | Partial — Appraisal is not fully verified |
| 2022 | —            | \$94,051       | \$1,778   | N/A                                       |
| 2023 | —            | \$94,051       | \$1,605   | N/A                                       |
| 2024 | —            | \$118,402      | \$1,976   | N/A                                       |
| 2025 | \$1,184,023  | \$118,402      | \$2,068   | Verified                                  |

|      |           |           |   |     |
|------|-----------|-----------|---|-----|
| 2026 | \$509,682 | \$163,098 | — | N/A |
|------|-----------|-----------|---|-----|

Why This Bill Changed (2024 to 2025)

| Effect           | Amount  |
|------------------|---------|
| 2024 Total       | \$1,976 |
| Value Change     | +\$0    |
| Rate Change      | -\$5    |
| Exemption Change | +\$97   |
| 2025 Total       | \$2,068 |

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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