

# Parcelytics — Tax Due Diligence Report

21903 COLD SPRINGS DR TX 78641 · Geo ID 0502730130

Generated September 15, 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   | \$429,493      | \$432,483      | -0.7%  |
| Assessed Value | —              | \$198,998      | —      |
| Taxable Value  | —              | \$159,198      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.4685% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$2,026 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 46.0%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$641.25   |
| Travis County            | 0.3758% | \$598.34   |
| Austin Community College | 0.1034% | \$200.59   |
| Travis County ESD # 01   | 0.1000% | \$199.00   |
| Travis County ESD # 07   | 0.1000% | \$198.93   |
| Travis Central Health    | 0.1180% | \$187.89   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$140,614    | \$101,064      | \$2,266   | Verified                                  |
| 2022 | \$135,918    | \$380,000      | \$2,304   | Partial — Appraisal is not fully verified |
| 2023 | \$429,654    | \$380,000      | \$1,708   | Verified                                  |
| 2024 | \$424,703    | \$380,000      | \$2,058   | Verified                                  |
| 2025 | \$432,483    | \$198,998      | \$2,026   | Partial — Billing is not fully verified   |
| 2026 | \$429,493    | \$218,898      | —         | 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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