

# Parcelytics — Tax Due Diligence Report

12208 MONTANA SPRINGS DR MARBLE FALLS, TX 78654 · Geo ID 0524050204  
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   | \$975,164      | \$845,555      | +15.3% |
| Assessed Value | —              | \$845,555      | —      |
| Taxable Value  | —              | \$668,587      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.5869%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$13,418 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$7,583.28 |
| Travis County            | 0.3758% | \$2,512.85 |
| Austin Community College | 0.1034% | \$857.44   |
| Travis County ESD # 01   | 0.1000% | \$837.70   |
| Travis County ESD # 07   | 0.1000% | \$837.42   |
| Travis Central Health    | 0.1180% | \$789.09   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$413,740    | \$47,231       | \$8,832   | Verified                                |
| 2022 | \$552,980    | \$47,231       | \$15,643  | Verified                                |
| 2023 | \$868,459    | \$47,231       | \$12,640  | Verified                                |
| 2024 | \$812,335    | \$125,948      | \$12,499  | Verified                                |
| 2025 | \$845,555    | \$845,555      | \$13,418  | Partial — Billing is not fully verified |
| 2026 | \$975,164    | \$930,111      | —         | 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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