

# Parcelytics — Tax Due Diligence Report

SINGLETON BEND RD TX 78654 · Geo ID 0583060103

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   | \$365,465      | \$346,578      | +5.4%  |
| Assessed Value | —              | \$266,844      | —      |
| Taxable Value  | —              | \$266,844      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                              |
|--------------------|---------|----------------------------------------------------------------|
| Effective Tax Rate | 0.5342% | Verified                                                       |
| Total Tax          | \$1,851 | Verified                                                       |
| Assessment Ratio   | 77.0%   | Below typical ~100%                                            |
| Delinquent Taxes   | \$39    | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Travis County          | 0.3758% | \$1,002.92 |
| Travis Central Health  | 0.1180% | \$314.94   |
| Travis County ESD # 01 | 0.1000% | \$266.84   |
| Travis County ESD # 07 | 0.1000% | \$266.76   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$86,779     | \$82,350       | \$828     | Verified                                  |
| 2022 | \$123,786    | \$115,290      | \$809     | Verified                                  |
| 2023 | \$135,898    | \$164,700      | \$1,092   | Partial — Appraisal is not fully verified |
| 2024 | \$185,308    | \$326,370      | \$1,431   | Partial — Appraisal is not fully verified |
| 2025 | \$346,578    | \$266,844      | \$1,851   | Verified                                  |
| 2026 | \$365,465    | \$320,213      | —         | N/A                                       |

## Why This Bill Changed (2024 to 2025)

| Effect           | Amount  |
|------------------|---------|
| 2024 Total       | \$1,431 |
| Value Change     | -\$383  |
| Rate Change      | +\$135  |
| Exemption Change | +\$669  |
| 2025 Total       | \$1,851 |

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### 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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