

# Parcelytics — Tax Due Diligence Report

3201 TWINBERRY CV TX 78746 · Geo ID 0105170422

Generated July 20, 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 Preliminary | 2025 Certified | Change |
|----------------|------------------|----------------|--------|
| Market Value   | \$1,216,837      | \$1,311,138    | -7.2%  |
| Assessed Value | —                | \$1,311,138    | —      |
| Taxable Value  | —                | \$1,311,138    | —      |

2026 column: Preliminary — subject to change until certification. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.9535%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$25,613 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Eanes ISD                | 0.8322% | \$10,911.29 |
| City of Austin           | 0.5240% | \$6,870.59  |
| Travis County            | 0.3758% | \$4,927.85  |
| Travis Central Health    | 0.1180% | \$1,547.44  |
| Austin Community College | 0.1034% | \$1,355.72  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,052,600  | \$1,052,600    | \$22,902  | Verified                                |
| 2022 | \$1,576,506  | \$1,576,506    | \$28,178  | Verified                                |
| 2023 | \$1,668,990  | \$1,668,990    | \$30,672  | Verified                                |
| 2024 | \$1,335,536  | \$1,335,536    | \$25,600  | Verified                                |
| 2025 | \$1,311,138  | \$1,311,138    | \$25,613  | Partial — Billing is not fully verified |
| 2026 | \$1,216,837  | \$1,216,837    | —         | 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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