

# Parcelytics — Tax Due Diligence Report

2508 INDIAN TRL TX 78703 · Geo ID 0117041403

Generated July 23, 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   | \$1,427,268      | \$2,096,833    | -31.9% |
| Assessed Value | —                | \$1,404,431    | —      |
| Taxable Value  | —                | \$1,404,431    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.1719%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$24,573 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 67.0%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$11,698.52 |
| City of Austin           | 0.5240% | \$5,887.57  |
| Travis County            | 0.3758% | \$4,222.79  |
| Austin Community College | 0.1034% | \$1,437.66  |
| Travis Central Health    | 0.1180% | \$1,326.04  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$959,245    | \$959,245      | \$18,666  | Verified                                |
| 2022 | \$1,578,911  | \$1,055,169    | \$18,573  | Verified                                |
| 2023 | \$1,598,381  | \$1,160,686    | \$18,153  | Verified                                |
| 2024 | \$1,983,723  | \$1,276,755    | \$21,965  | Verified                                |
| 2025 | \$2,096,833  | \$1,404,431    | \$24,573  | Partial — Billing is not fully verified |
| 2026 | \$1,427,268  | \$1,427,268    | —         | 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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