

# Parcelytics — Tax Due Diligence Report

2401 WESTLAKE DR AUSTIN, TX 78746 · Geo ID 0119090201

Generated July 21, 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   | \$2,601,203      | \$2,871,992    | -9.4%  |
| Assessed Value | —                | \$2,805,947    | —      |
| Taxable Value  | —                | \$2,805,947    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6681%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$47,907 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 97.7%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Eanes ISD                | 0.8322% | \$22,186.01 |
| City of Austin           | 0.5240% | \$11,762.91 |
| Travis County            | 0.3758% | \$8,436.81  |
| Austin Community College | 0.1034% | \$2,872.34  |
| Travis Central Health    | 0.1180% | \$2,649.33  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,916,500  | \$1,916,500    | \$37,542  | Verified                                |
| 2022 | \$3,498,019  | \$2,108,150    | \$37,672  | Verified                                |
| 2023 | \$3,725,390  | \$2,318,965    | \$37,758  | Verified                                |
| 2024 | \$3,315,597  | \$2,550,861    | \$43,239  | Verified                                |
| 2025 | \$2,871,992  | \$2,805,947    | \$47,907  | Partial — Billing is not fully verified |
| 2026 | \$2,601,203  | \$2,601,203    | —         | 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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