

# Parcelytics — Tax Due Diligence Report

5227 TORTUGA TRL AUSTIN, TX 78731 · Geo ID 0131090204

Generated July 19, 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   | \$13,000,000     | \$13,000,000   | +0.0%  |
| Assessed Value | —                | \$13,000,000   | —      |
| Taxable Value  | —                | \$13,000,000   | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0465%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$266,043 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Austin ISD               | 0.9252% | \$120,276.00 |
| City of Austin           | 0.5240% | \$68,122.21  |
| Travis County            | 0.3758% | \$48,859.85  |
| Travis Central Health    | 0.1180% | \$15,342.99  |
| Austin Community College | 0.1034% | \$13,442.00  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$8,700,000  | \$8,700,000    | \$189,371 | Verified                                |
| 2022 | \$11,750,000 | \$11,750,000   | \$232,053 | Verified                                |
| 2023 | \$9,900,000  | \$9,900,000    | \$179,115 | Verified                                |
| 2024 | \$13,000,000 | \$13,000,000   | \$257,636 | Verified                                |
| 2025 | \$13,000,000 | \$13,000,000   | \$266,043 | Partial — Billing is not fully verified |
| 2026 | \$13,000,000 | \$13,000,000   | —         | 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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