

# Parcelytics — Tax Due Diligence Report

2021 RIVER HILLS RD TX 78733 · Geo ID 0131300231

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   | \$8,037,562      | \$7,940,151    | +1.2%  |
| Assessed Value | —                | \$1,679,622    | —      |
| Taxable Value  | —                | \$1,679,622    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.0371% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$2,948 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 21.2%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Travis County            | 0.3758% | \$1,127.98 |
| Eanes ISD                | 0.8322% | \$713.52   |
| City of Austin           | 0.5240% | \$472.12   |
| Travis Central Health    | 0.1180% | \$341.82   |
| Travis County ESD # 09   | 0.0758% | \$186.68   |
| Austin Community College | 0.1034% | \$105.67   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,147,205  | \$1,147,205    | \$4,127   | Verified                                |
| 2022 | \$2,821,082  | \$1,261,925    | \$4,109   | Verified                                |
| 2023 | \$2,856,119  | \$1,388,117    | \$3,212   | Verified                                |
| 2024 | \$8,100,132  | \$1,526,929    | \$3,471   | Verified                                |
| 2025 | \$7,940,151  | \$1,679,622    | \$2,948   | Partial — Billing is not fully verified |
| 2026 | \$8,037,562  | \$1,847,584    | —         | 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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