

# Parcelytics — Tax Due Diligence Report

2705 RIVER HILLS RD TX 78733 · Geo ID 0133300122

Generated July 22, 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   | \$11,129,345     | \$11,364,276   | -2.1%  |
| Assessed Value | —                | \$11,364,276   | —      |
| Taxable Value  | —                | \$11,364,276   | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6115%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$183,133 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Eanes ISD                | 0.8322% | \$94,573.50 |
| Travis County            | 0.3758% | \$42,712.06 |
| City of Austin           | 0.5240% | \$22,629.28 |
| Travis Central Health    | 0.1180% | \$13,412.46 |
| Travis County ESD # 09   | 0.0758% | \$5,340.76  |
| Austin Community College | 0.1034% | \$4,465.25  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$2,877,795  | \$2,877,795    | \$53,925  | Verified                                |
| 2022 | \$7,332,485  | \$7,332,485    | \$128,063 | Verified                                |
| 2023 | \$7,060,258  | \$7,060,258    | \$113,050 | Verified                                |
| 2024 | \$12,043,531 | \$12,043,531   | \$193,357 | Verified                                |
| 2025 | \$11,364,276 | \$11,364,276   | \$183,133 | Partial — Billing is not fully verified |
| 2026 | \$11,129,345 | \$11,129,345   | —         | 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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