

# Parcelytics — Tax Due Diligence Report

100 CONGRESS AVE TX 78701 · Geo ID 0205010801

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   | \$191,017,971    | \$179,485,651  | +6.4%  |
| Assessed Value | —                | \$179,485,651  | —      |
| Taxable Value  | —                | \$179,485,651  | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.1267%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$3,817,035 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due     |
|--------------------------|---------|----------------|
| Austin ISD               | 0.9252% | \$1,650,802.59 |
| City of Austin           | 0.5240% | \$934,985.54   |
| Travis County            | 0.3758% | \$670,607.33   |
| Travis Central Health    | 0.1180% | \$210,584.39   |
| Austin Community College | 0.1034% | \$184,493.07   |
| P2U                      | —       | \$165,561.73   |

## Value & Tax History

| Year | Market Value  | Assessed Value | Total Tax   | Confidence                              |
|------|---------------|----------------|-------------|-----------------------------------------|
| 2021 | \$292,821,847 | \$292,821,847  | \$6,324,517 | Verified                                |
| 2022 | \$308,815,028 | \$308,815,028  | \$5,938,388 | Verified                                |
| 2023 | \$272,816,215 | \$272,816,215  | \$4,800,043 | Verified                                |
| 2024 | \$247,283,398 | \$247,283,398  | \$4,583,928 | Verified                                |
| 2025 | \$179,485,651 | \$179,485,651  | \$3,817,035 | Partial — Billing is not fully verified |
| 2026 | \$191,017,971 | \$191,017,971  | —           | 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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