

# Parcelytics — Tax Due Diligence Report

219 W 4 ST TX 78701 · Geo ID 0206011602

Generated July 23, 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   | \$9,225,620      | \$3,899,901    | +136.6% |
| Assessed Value | —                | \$3,899,901    | —       |
| Taxable Value  | —                | \$3,899,901    | —       |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.1271%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$82,956 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$36,081.88 |
| City of Austin           | 0.5240% | \$20,436.14 |
| Travis County            | 0.3758% | \$14,657.58 |
| Travis Central Health    | 0.1180% | \$4,602.78  |
| Austin Community College | 0.1034% | \$4,032.50  |
| P2U                      | —       | \$3,144.91  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$3,230,107  | \$3,230,107    | \$73,039  | Verified                                |
| 2022 | \$3,229,218  | \$3,229,218    | \$66,504  | Verified                                |
| 2023 | \$3,425,701  | \$3,425,701    | \$64,686  | Verified                                |
| 2024 | \$4,002,727  | \$4,002,727    | \$82,567  | Verified                                |
| 2025 | \$3,899,901  | \$3,899,901    | \$82,956  | Partial — Billing is not fully verified |
| 2026 | \$9,225,620  | \$4,679,881    | —         | 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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