Parcelytics — Tax Due Diligence Report

201 W 7 ST TX 78701 · Geo ID 0206011907

Generated July 20, 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	$44,393,600	$24,963,200	+77.8%
Assessed Value	—	$24,963,200	—
Taxable Value	—	$24,963,200	—

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

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.1371%	Partial — Total Tax is not fully verified
Total Tax	$533,497	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$230,959.53
City of Austin	0.5240%	$130,811.41
Travis County	0.3758%	$93,822.94
Travis Central Health	0.1180%	$29,462.32
Austin Community College	0.1034%	$25,811.95
P2U	—	$22,628.46

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$24,963,200	$24,963,200	$567,832	Verified
2022	$24,963,200	$24,963,200	$517,467	Verified
2023	$24,963,200	$24,963,200	$474,274	Verified
2024	$24,963,200	$24,963,200	$517,353	Verified
2025	$24,963,200	$24,963,200	$533,497	Partial — Billing is not fully verified
2026	$44,393,600	$44,393,600	—	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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