

# Parcelytics — Tax Due Diligence Report

1615 GUADALUPE ST 1303 78701 · Geo ID 0210023418

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   | \$405,093        | \$497,519      | -18.6% |
| Assessed Value | —                | \$497,519      | —      |
| Taxable Value  | —                | \$497,519      | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note |
|--------------------|----------|-------------------|
| Effective Tax Rate | 2.0465%  | Verified          |
| Total Tax          | \$10,182 | Verified          |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Austin ISD               | 0.9252% | \$4,603.05 |
| City of Austin           | 0.5240% | \$2,607.08 |
| Travis County            | 0.3758% | \$1,869.90 |
| Travis Central Health    | 0.1180% | \$587.19   |
| Austin Community College | 0.1034% | \$514.43   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2022 | \$12,261     | \$12,261       | \$242     | Verified   |
| 2023 | \$58,886     | \$58,886       | \$1,065   | Verified   |
| 2024 | \$167,822    | \$167,822      | \$3,326   | Verified   |
| 2025 | \$497,519    | \$497,519      | \$10,182  | Verified   |
| 2026 | \$405,093    | \$405,093      | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect     | Amount  |
|------------|---------|
| 2024 Total | \$3,326 |

|                  |          |
|------------------|----------|
| Value Change     | +\$6,534 |
| Rate Change      | +\$322   |
| Exemption Change | +\$0     |
| 2025 Total       | \$10,182 |

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### 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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