

# Parcelytics — Tax Due Diligence Report

1615 GUADALUPE ST 2703 78701 · Geo ID 0210023516

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   | \$1,751,238      | \$2,824,551    | -38.0% |
| Assessed Value | —                | \$2,824,551    | —      |
| Taxable Value  | —                | \$2,824,551    | —      |

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          | \$57,804 | Verified          |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$26,132.75 |
| City of Austin           | 0.5240% | \$14,801.13 |
| Travis County            | 0.3758% | \$10,615.93 |
| Travis Central Health    | 0.1180% | \$3,333.62  |
| Austin Community College | 0.1034% | \$2,920.59  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2022 | \$38,049     | \$38,049       | \$751     | Verified   |
| 2023 | \$175,087    | \$175,087      | \$3,168   | Verified   |
| 2024 | \$499,290    | \$499,290      | \$9,895   | Verified   |
| 2025 | \$2,824,551  | \$2,824,551    | \$57,804  | Verified   |
| 2026 | \$1,751,238  | \$1,751,238    | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect     | Amount  |
|------------|---------|
| 2024 Total | \$9,895 |

|                  |           |
|------------------|-----------|
| Value Change     | +\$46,082 |
| Rate Change      | +\$1,827  |
| Exemption Change | +\$0      |
| 2025 Total       | \$57,804  |

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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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