

Parcelytics — Tax Due Diligence Report

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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	\$51,157,852	\$52,710,000	-2.9%
Assessed Value	—	\$52,710,000	—
Taxable Value	—	\$52,710,000	—

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

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.9801%	Partial — Total Tax is not fully verified
Total Tax	\$1,043,707	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	\$471,852.00
City of Austin	0.5240%	\$267,248.67
Travis County	0.3758%	\$191,680.95
Travis Central Health	0.1180%	\$60,191.73
Austin Community College	0.1034%	\$52,734.00

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	\$43,100,000	\$43,100,000	\$938,149	Verified
2022	\$60,293,357	\$60,293,357	\$1,068,918	Verified
2023	\$58,000,000	\$58,000,000	\$977,516	Verified
2024	\$54,000,000	\$54,000,000	\$1,041,972	Verified
2025	\$52,710,000	\$52,710,000	\$1,043,707	Partial — Billing is not fully verified
2026	\$51,157,852	\$51,157,852	—	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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