

# Parcelytics — Tax Due Diligence Report

8800 N INTERSTATE HY 35 TX 78753 · Geo ID 0236170117

Generated July 18, 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   | \$65,392,956     | \$56,640,000   | +15.5% |
| Assessed Value | —                | \$56,640,000   | —      |
| Taxable Value  | —                | \$56,640,000   | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0465%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$1,159,129 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Austin ISD               | 0.9252% | \$524,033.28 |
| City of Austin           | 0.5240% | \$296,803.23 |
| Travis County            | 0.3758% | \$212,878.61 |
| Travis Central Health    | 0.1180% | \$66,848.23  |
| Austin Community College | 0.1034% | \$58,565.76  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$50,000,000 | \$50,000,000   | \$1,036,543 | Verified                                |
| 2022 | \$56,440,000 | \$56,440,000   | \$1,068,867 | Verified                                |
| 2023 | \$70,418,968 | \$70,418,968   | \$1,022,083 | Verified                                |
| 2024 | \$56,357,000 | \$56,357,000   | \$1,063,898 | Verified                                |
| 2025 | \$56,640,000 | \$56,640,000   | \$1,159,129 | Partial — Billing is not fully verified |
| 2026 | \$65,392,956 | \$65,392,956   | —           | 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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