

# Parcelytics — Tax Due Diligence Report

9505 NORTH CREEK DR TX 78753 · Geo ID 0240170911

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   | \$311,285        | \$295,563      | +5.3%  |
| Assessed Value | —                | \$295,563      | —      |
| Taxable Value  | —                | \$295,563      | —      |

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          | \$6,049 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Austin ISD               | 0.9252% | \$2,734.55 |
| City of Austin           | 0.5240% | \$1,548.80 |
| Travis County            | 0.3758% | \$1,110.86 |
| Travis Central Health    | 0.1180% | \$348.83   |
| Austin Community College | 0.1034% | \$305.61   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$256,471    | \$225,965      | \$4,191   | Verified                                |
| 2022 | \$373,859    | \$248,561      | \$4,068   | Verified                                |
| 2023 | \$355,432    | \$273,417      | \$3,617   | Verified                                |
| 2024 | \$367,453    | \$367,453      | \$7,282   | Verified                                |
| 2025 | \$295,563    | \$295,563      | \$6,049   | Partial — Billing is not fully verified |
| 2026 | \$311,285    | \$311,285      | —         | 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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