

Parcelytics — Tax Due Diligence Report

ABS 732 SUR 51 SANDERS R G & ABS 696 SUR 43 STANDIFER E & VAR SURVEYS ACR 24.5818 (1-d-1) · Geo ID 0242500149
Generated July 21, 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	\$1,340,722	\$1,340,722	+0.0%
Assessed Value	—	\$1,340,722	—
Taxable Value	—	\$1,340,722	—

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

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.7787%	Partial — Total Tax is not fully verified
Total Tax	\$23,847	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Manor ISD	1.0814%	\$14,498.57
Travis County	0.3758%	\$5,039.04
Travis Central Health	0.1180%	\$1,582.36
Austin Community College	0.1034%	\$1,386.31
Travis County ESD # 12	0.1000%	\$1,340.72

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2022	\$1,656,598	\$10,196	\$201	Verified
2023	\$1,340,722	\$1,340,722	\$22,635	Verified
2024	\$1,340,722	\$1,340,722	\$23,263	Verified
2025	\$1,340,722	\$1,340,722	\$23,847	Partial — Billing is not fully verified
2026	\$1,340,722	\$1,340,722	—	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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