

# Parcelytics — Tax Due Diligence Report

9003 WATERFORD CENTRE BLVD TX 78758 · Geo ID 0246070502

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   | \$70,610,000     | \$73,900,000   | -4.5%  |
| Assessed Value | —                | \$73,900,000   | —      |
| Taxable Value  | —                | \$73,900,000   | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note |
|--------------------|-------------|-------------------|
| Effective Tax Rate | 2.0465%     | Verified          |
| Total Tax          | \$1,512,352 | Verified          |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Austin ISD               | 0.9252% | \$683,722.80 |
| City of Austin           | 0.5240% | \$387,248.56 |
| Travis County            | 0.3758% | \$277,749.46 |
| Travis Central Health    | 0.1180% | \$87,219.00  |
| Austin Community College | 0.1034% | \$76,412.60  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence |
|------|--------------|----------------|-------------|------------|
| 2021 | \$4,587,050  | \$4,587,050    | \$99,845    | Verified   |
| 2022 | \$4,164,147  | \$4,164,147    | \$82,239    | Verified   |
| 2023 | \$22,561,137 | \$22,561,137   | \$408,187   | Verified   |
| 2024 | \$45,101,222 | \$45,101,222   | \$837,877   | Verified   |
| 2025 | \$73,900,000 | \$73,900,000   | \$1,512,352 | Verified   |
| 2026 | \$70,610,000 | \$70,610,000   | —           | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect | Amount |
|--------|--------|
|--------|--------|

|                  |             |
|------------------|-------------|
| 2024 Total       | \$837,877   |
| Value Change     | +\$570,738  |
| Rate Change      | +\$47,792   |
| Exemption Change | +\$55,946   |
| 2025 Total       | \$1,512,352 |

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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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