Parcelytics — Tax Due Diligence Report

INNOVAR CIR TX 78653 · Geo ID 0250380104

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	$6,699,964	$5,955,520	+12.5%
Assessed Value	—	$1,810	—
Taxable Value	—	$1,810	—

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

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.0007%	Partial — Total Tax is not fully verified
Total Tax	$40	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	0.0%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Manor ISD	1.0814%	$19.57
City of Austin	0.5240%	$9.48
Travis County	0.3758%	$6.80
Travis Central Health	0.1180%	$2.14
Austin Community College	0.1034%	$1.87

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$744,440	$744,440	$46	Verified
2022	$1,488,881	$1,861	$43	Verified
2023	$7,593,292	$1,796	$37	Verified
2024	$5,955,520	$1,786	$38	Verified
2025	$5,955,520	$1,810	$40	Partial — Billing is not fully verified
2026	$6,699,964	$1,822	—	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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