

# Parcelytics — Tax Due Diligence Report

1720 SOUTH LAKESHORE BLVD TX 78741 · Geo ID 0302060131

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   | \$146,479,420    | \$156,520,000  | -6.4%  |
| Assessed Value | —                | \$156,520,000  | —      |
| Taxable Value  | —                | \$156,520,000  | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6517%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$2,585,246 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due     |
|--------------------------|---------|----------------|
| Austin ISD               | 0.9252% | \$1,168,769.76 |
| City of Austin           | 0.5240% | \$661,970.63   |
| Travis County            | 0.3758% | \$474,790.61   |
| Travis Central Health    | 0.1180% | \$149,093.94   |
| Austin Community College | 0.1034% | \$130,621.26   |

## Value & Tax History

| Year | Market Value  | Assessed Value | Total Tax   | Confidence                              |
|------|---------------|----------------|-------------|-----------------------------------------|
| 2021 | \$98,580,000  | \$98,580,000   | \$1,967,887 | Verified                                |
| 2022 | \$120,390,000 | \$120,390,000  | \$2,154,527 | Verified                                |
| 2023 | \$140,611,158 | \$140,611,158  | \$2,187,710 | Verified                                |
| 2024 | \$136,000,000 | \$136,000,000  | \$2,544,826 | Verified                                |
| 2025 | \$156,520,000 | \$156,520,000  | \$2,585,246 | Partial — Billing is not fully verified |
| 2026 | \$146,479,420 | \$146,479,420  | —           | 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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