Parcelytics — Tax Due Diligence Report

7601 NUNSLAND DR AUSTIN, TX 78744 · Geo ID 0334080419

Generated July 24, 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	$345,720	$318,723	+8.5%
Assessed Value	—	$318,723	—
Taxable Value	—	$318,723	—

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

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.0702%	Partial — Total Tax is not fully verified
Total Tax	$6,598	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Del Valle ISD	0.9489%	$3,024.36
City of Austin	0.5240%	$1,670.16
Travis County	0.3758%	$1,197.90
Travis Central Health	0.1180%	$376.17
Austin Community College	0.1034%	$329.56

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$288,814	$288,814	$6,692	Verified
2022	$483,801	$483,801	$10,464	Verified
2023	$449,465	$449,465	$8,776	Verified
2024	$383,356	$383,356	$7,775	Verified
2025	$318,723	$318,723	$6,598	Partial — Billing is not fully verified
2026	$345,720	$345,720	—	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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