

Parcelytics — Tax Due Diligence Report

235 TIFFANY TRL AUSTIN 78719 · Geo ID 0356210162

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 (not yet available)	2025 Certified	Change
Market Value	—	\$198,694	—
Assessed Value	—	\$171,590	—
Taxable Value	—	\$171,590	—

2026 column: Not yet available. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.9853%	Verified
Total Tax	\$1,958	Verified
Assessment Ratio	86.4%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Travis County	0.3758%	\$515.93
City of Mustang Ridge	0.2708%	\$464.62
Del Valle ISD	0.9489%	\$299.76
Austin Community College	0.1034%	\$172.25
Travis County ESD # 15	0.1000%	\$171.59
Travis County ESD # 11	0.1000%	\$171.59
Travis Central Health	0.1180%	\$162.01

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	\$311,462	\$172,214	\$2,820	Verified
2022	\$80,385	\$80,385	—	N/A
2023	\$141,810	\$141,810	—	N/A
2024	\$200,786	\$155,991	—	N/A
2025	\$198,694	\$171,590	\$1,958	Verified

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.

Generated by Parcelytics. This report reflects the most recent verified county data available in the system at the time of generation and is not an official TCAD or Travis County Tax Office document.