

# Parcelytics — Tax Due Diligence Report

4800 W U S HY 290 TX 78735 · Geo ID 0408150101

Generated July 22, 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   | \$2,749,507      | \$1,200,000    | +129.1% |
| Assessed Value | —                | \$1,200,000    | —       |
| Taxable Value  | —                | \$1,200,000    | —       |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.5225%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$18,270 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$11,102.40 |
| Travis County            | 0.3758% | \$4,510.14  |
| Travis Central Health    | 0.1180% | \$1,416.28  |
| Austin Community College | 0.1034% | \$1,240.80  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$500,000    | \$500,000      | \$8,178   | Verified                                |
| 2022 | \$500,000    | \$500,000      | \$7,561   | Verified                                |
| 2023 | \$2,749,507  | \$2,749,507    | \$16,361  | Verified                                |
| 2024 | \$2,749,507  | \$2,749,507    | \$18,051  | Verified                                |
| 2025 | \$1,200,000  | \$1,200,000    | \$18,270  | Partial — Billing is not fully verified |
| 2026 | \$2,749,507  | \$2,749,507    | —         | 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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