

# Parcelytics — Tax Due Diligence Report

10003 MENCHACA RD TX 78748 · Geo ID 0430210503

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   | \$4,391,460      | \$3,007,000    | +46.0% |
| Assessed Value | —                | \$3,007,000    | —      |
| Taxable Value  | —                | \$3,007,000    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0465%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$61,538 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$27,820.76 |
| City of Austin           | 0.5240% | \$15,757.19 |
| Travis County            | 0.3758% | \$11,301.66 |
| Travis Central Health    | 0.1180% | \$3,548.95  |
| Austin Community College | 0.1034% | \$3,109.24  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$2,953,862  | \$2,953,862    | \$60,822  | Verified                                |
| 2022 | \$3,000,000  | \$3,000,000    | \$59,248  | Verified                                |
| 2023 | \$3,186,029  | \$3,186,029    | \$51,590  | Verified                                |
| 2024 | \$3,007,000  | \$3,007,000    | \$59,593  | Verified                                |
| 2025 | \$3,007,000  | \$3,007,000    | \$61,538  | Partial — Billing is not fully verified |
| 2026 | \$4,391,460  | \$3,608,400    | —         | 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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