

# Parcelytics — Tax Due Diligence Report

FORKS RD 10 78747 · Geo ID 0438011511

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 Preliminary | 2025 Certified | Change   |
|----------------|------------------|----------------|----------|
| Market Value   | \$23,506         | \$1,430        | +1543.8% |
| Assessed Value | —                | \$1,430        | —        |
| Taxable Value  | —                | \$1,430        | —        |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.3462% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$34    | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity                   | Rate    | Amount Due |
|---------------------------------|---------|------------|
| Austin ISD                      | 0.9252% | \$13.23    |
| City of Austin                  | 0.5240% | \$7.49     |
| Travis County                   | 0.3758% | \$5.37     |
| Onion Creek Metro Park District | 0.3000% | \$4.29     |
| Travis Central Health           | 0.1180% | \$1.69     |
| Austin Community College        | 0.1034% | \$1.48     |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2024 | \$1,430      | \$1,430        | \$33      | Verified                                |
| 2025 | \$1,430      | \$1,430        | \$34      | Partial — Billing is not fully verified |
| 2026 | \$23,506     | \$2,146        | —         | 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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