

# Parcelytics — Tax Due Diligence Report

12205 RUSSO DR 78747 · Geo ID 0449071019

Generated July 25, 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   | \$49,654         | \$15,517       | +220.0% |
| Assessed Value | —                | \$15,517       | —       |
| Taxable Value  | —                | \$15,517       | —       |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 9.6530% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$1,498 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| P10A                     | —       | \$1,230.59 |
| Austin ISD               | 0.9252% | \$143.56   |
| Travis County            | 0.3758% | \$58.32    |
| Travis Central Health    | 0.1180% | \$18.31    |
| Austin Community College | 0.1034% | \$16.04    |
| Travis County ESD # 15   | 0.1000% | \$15.52    |
| Travis County ESD # 11   | 0.1000% | \$15.52    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2023 | \$15,000     | \$15,000       | \$1,480   | Verified                                |
| 2024 | \$15,000     | \$15,000       | \$1,502   | Verified                                |
| 2025 | \$15,517     | \$15,517       | \$1,498   | Partial — Billing is not fully verified |
| 2026 | \$49,654     | \$49,654       | —         | 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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