

# Parcelytics — Tax Due Diligence Report

811 BARTON SPRINGS RD TX 78704 · Geo ID 0102010314

Generated September 17, 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 Certified | 2025 Certified | Change |
|----------------|----------------|----------------|--------|
| Market Value   | \$41,784,286   | \$39,054,367   | +7.0%  |
| Assessed Value | —              | \$39,054,367   | —      |
| Taxable Value  | —              | \$39,054,367   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.9515%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$762,152 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Austin ISD               | 0.9252% | \$344,562.98 |
| City of Austin           | 0.5240% | \$195,154.41 |
| Travis County            | 0.3758% | \$139,972.19 |
| Travis Central Health    | 0.1180% | \$43,954.13  |
| Austin Community College | 0.1034% | \$38,508.23  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$56,150,000 | \$8,692,320    | \$1,282,353 | Verified                                |
| 2022 | \$58,913,300 | \$8,692,320    | \$1,337,362 | Verified                                |
| 2023 | \$67,717,181 | \$12,929,826   | \$1,021,879 | Verified                                |
| 2024 | \$56,200,000 | \$12,929,826   | \$756,685   | Verified                                |
| 2025 | \$39,054,367 | \$39,054,367   | \$762,152   | Partial — Billing is not fully verified |
| 2026 | \$41,784,286 | \$41,784,286   | —           | 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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