

# Parcelytics — Tax Due Diligence Report

2503 DANA CV AUSTIN, TX 78746 · Geo ID 0103100113

Generated September 18, 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   | \$835,115      | \$1,139,459    | -26.7% |
| Assessed Value | —              | \$993,685      | —      |
| Taxable Value  | —              | \$794,948      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.4229%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$16,213 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 87.2%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Eanes ISD                | 0.8322% | \$7,104.37 |
| City of Austin           | 0.5240% | \$4,165.66 |
| Travis County            | 0.3758% | \$2,987.77 |
| Austin Community College | 0.1034% | \$1,017.20 |
| Travis Central Health    | 0.1180% | \$938.22   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$617,000    | \$600,000      | \$13,123  | Verified                                  |
| 2022 | \$936,356    | \$1,000,000    | \$13,081  | Partial — Appraisal is not fully verified |
| 2023 | \$1,280,061  | \$1,000,000    | \$12,798  | Verified                                  |
| 2024 | \$1,486,527  | \$1,000,000    | \$14,741  | Verified                                  |
| 2025 | \$1,139,459  | \$993,685      | \$16,213  | Partial — Billing is not fully verified   |
| 2026 | \$835,115    | \$835,115      | —         | 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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