Parcelytics — Tax Due Diligence Report

301 WEST AVE 5804 TX 78701 · Geo ID 0107004064

Generated September 16, 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	$4,435,318	$3,471,895	+27.7%
Assessed Value	—	$3,471,895	—
Taxable Value	—	$3,471,895	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.1257%	Partial — Total Tax is not fully verified
Total Tax	$73,801	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$32,121.97
City of Austin	0.5240%	$18,193.32
Travis County	0.3758%	$13,048.94
Travis Central Health	0.1180%	$4,097.63
Austin Community College	0.1034%	$3,589.94
P2U	—	$2,749.00

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$2,500,927	$143,148	$73,813	Verified
2022	$3,264,103	$143,148	$79,138	Verified
2023	$3,838,136	$143,148	$72,529	Verified
2024	$3,838,136	$143,148	$77,765	Verified
2025	$3,471,895	$3,471,895	$73,801	Partial — Billing is not fully verified
2026	$4,435,318	$4,166,274	—	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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