

# Parcelytics — Tax Due Diligence Report

1002 BEAVER TRL AUSTIN, TX 78746 · Geo ID 0109150150

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   | \$875,000      | \$1,137,836    | -23.1% |
| Assessed Value | —              | \$783,147      | —      |
| Taxable Value  | —              | \$483,298      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.3743% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$4,259 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 68.8%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Travis County          | 0.3758% | \$1,816.45 |
| Eanes ISD              | 0.8322% | \$869.70   |
| Travis County ESD # 09 | 0.0758% | \$590.59   |
| Travis Central Health  | 0.1180% | \$520.86   |
| WCID # 10              | 0.0592% | \$461.26   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$512,260    | \$411,845      | \$6,524   | Verified                                  |
| 2022 | \$534,900    | \$1,100,000    | \$6,469   | Partial — Appraisal is not fully verified |
| 2023 | \$1,116,155  | \$1,084,300    | \$4,419   | Verified                                  |
| 2024 | \$1,084,300  | \$1,100,000    | \$4,807   | Partial — Appraisal is not fully verified |
| 2025 | \$1,137,836  | \$783,147      | \$4,259   | Partial — Billing is not fully verified   |
| 2026 | \$875,000    | \$861,462      | —         | 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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