

# Parcelytics — Tax Due Diligence Report

1204 ELM ST TX 78703 · Geo ID 0110010909

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   | \$5,642,139    | \$6,000,000    | -6.0%  |
| Assessed Value | —              | \$6,000,000    | —      |
| Taxable Value  | —              | \$6,000,000    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0465%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$122,789 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$55,512.00 |
| City of Austin           | 0.5240% | \$31,441.02 |
| Travis County            | 0.3758% | \$22,550.70 |
| Travis Central Health    | 0.1180% | \$7,081.38  |
| Austin Community College | 0.1034% | \$6,204.00  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$4,815,040  | \$3,334,500    | \$103,868 | Verified                                  |
| 2022 | \$4,771,870  | \$3,334,500    | \$91,811  | Verified                                  |
| 2023 | \$4,648,841  | \$6,598,526    | \$119,384 | Partial — Appraisal is not fully verified |
| 2024 | \$6,598,526  | \$6,410,000    | \$127,034 | Verified                                  |
| 2025 | \$6,000,000  | \$6,000,000    | \$122,789 | Partial — Billing is not fully verified   |
| 2026 | \$5,642,139  | \$5,642,139    | —         | 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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