

# Parcelytics — Tax Due Diligence Report

12411 RIVER BND AUSTIN, TX 78732 · Geo ID 0127550125

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   | \$1,192,699    | \$1,195,689    | -0.3%  |
| Assessed Value | —              | \$789,422      | —      |
| Taxable Value  | —              | \$489,640      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.2987% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$3,571 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 66.0%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Travis County            | 0.3758% | \$1,840.28 |
| Travis Central Health    | 0.1180% | \$528.34   |
| Travis County ESD # 06   | 0.0904% | \$429.19   |
| Austin Community College | 0.1034% | \$388.75   |
| City of Austin           | 0.5240% | \$312.95   |
| Leander ISD              | 1.0869% | \$71.84    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$540,565    | \$450,000      | \$3,331   | Verified                                  |
| 2022 | \$550,611    | \$450,000      | \$3,371   | Verified                                  |
| 2023 | \$593,646    | \$1,000,000    | \$2,815   | Partial — Appraisal is not fully verified |
| 2024 | \$1,249,306  | \$1,000,000    | \$3,142   | Verified                                  |
| 2025 | \$1,195,689  | \$789,422      | \$3,571   | Partial — Billing is not fully verified   |
| 2026 | \$1,192,699  | \$866,601      | —         | 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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