Parcelytics — Tax Due Diligence Report

6901 THORNCLIFFE DR TX 78731 · Geo ID 0137021112

Generated September 17, 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	$599,481	$693,016	-13.5%
Assessed Value	—	$693,016	—
Taxable Value	—	$693,016	—

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	$14,182	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$6,411.78
City of Austin	0.5240%	$3,631.52
Travis County	0.3758%	$2,604.67
Travis Central Health	0.1180%	$817.92
Austin Community College	0.1034%	$716.58

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$602,300	$360,000	$15,781	Verified
2022	$725,000	$630,000	$17,838	Verified
2023	$903,237	$630,000	$17,653	Verified
2024	$975,727	$630,000	$18,156	Verified
2025	$693,016	$693,016	$14,182	Partial — Billing is not fully verified
2026	$599,481	$599,481	—	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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