Parcelytics — Tax Due Diligence Report

9951 ANDERSON MILL RD 203 TX 78750 · Geo ID 0172150709

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	$887,925	$763,780	+16.3%
Assessed Value	—	$722,966	—
Taxable Value	—	$722,966	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.9067%	Partial — Total Tax is not fully verified
Total Tax	$14,563	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	94.7%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Round Rock ISD	0.8931%	$6,456.81
City of Austin	0.5240%	$3,788.46
Travis County	0.3758%	$2,717.23
Travis Central Health	0.1180%	$853.27
Austin Community College	0.1034%	$747.55

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$497,708	$104,952	$12,969	Verified
2022	$617,590	$104,952	$11,076	Verified
2023	$583,524	$104,952	$11,691	Verified
2024	$666,435	$104,952	$14,686	Verified
2025	$763,780	$722,966	$14,563	Partial — Billing is not fully verified
2026	$887,925	$847,111	—	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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