Parcelytics — Tax Due Diligence Report

78 N INTERSTATE HY 35 TX 78701 · Geo ID 0203031040

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	$31,750,900	$29,500,000	+7.6%
Assessed Value	—	$29,500,000	—
Taxable Value	—	$29,500,000	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.0465%	Verified
Total Tax	$603,713	Verified

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$272,934.00
City of Austin	0.5240%	$154,585.02
Travis County	0.3758%	$110,874.28
Travis Central Health	0.1180%	$34,816.79
Austin Community College	0.1034%	$30,503.00

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$23,949,539	$6,077,657	$404,069	Verified
2022	$18,500,000	$13,505,904	$444,358	Verified
2023	$22,500,000	$14,630,850	$468,552	Verified
2024	$25,897,640	$14,630,850	$513,243	Verified
2025	$29,500,000	$29,500,000	$603,713	Verified
2026	$31,750,900	$31,750,900	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount

2024 Total	$513,243
Value Change	+$294,679
Rate Change	+$19,078
Exemption Change	-$223,287
2025 Total	$603,713

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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