Parcelytics — Tax Due Diligence Report

70 RAINEY ST 2906 TX 78701 · Geo ID 0203032051

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	$2,223,739	$2,086,981	+6.6%
Assessed Value	—	$2,086,981	—
Taxable Value	—	$1,669,585	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.7798%	Verified
Total Tax	$37,144	Verified
Delinquent Taxes	$93,889	Since 2024 — as of June 20, 2026, grows monthly (Tax Code §33.01)

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$18,013.47
City of Austin	0.5240%	$8,748.91
Travis County	0.3758%	$6,275.05
Austin Community College	0.1034%	$2,136.36
Travis Central Health	0.1180%	$1,970.49

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$1,672,204	$78,102	$35,031	Verified
2022	$1,788,441	$156,203	$34,973	Verified
2023	$2,487,249	$156,203	$34,588	Verified
2024	$2,709,870	$156,203	$39,711	Verified
2025	$2,086,981	$2,086,981	$37,144	Verified
2026	$2,223,739	$2,223,739	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount
2024 Total	$39,711
Value Change	+$38,264
Rate Change	+$1,018
Exemption Change	-$41,849
2025 Total	$37,144

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.

Generated by Parcelytics. This report reflects the most recent verified county data available in the system at the time of generation and is not an official TCAD or Travis County Tax Office document.