

# Parcelytics — Tax Due Diligence Report

1114 E CESAR CHAVEZ ST TX 78702 · Geo ID 0204051607

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   | \$2,060,997    | \$2,170,082    | -5.0%  |
| Assessed Value | —              | \$2,170,082    | —      |
| Taxable Value  | —              | \$2,170,082    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                              |
|--------------------|----------|----------------------------------------------------------------|
| Effective Tax Rate | 2.0465%  | Verified                                                       |
| Total Tax          | \$44,410 | Verified                                                       |
| Delinquent Taxes   | \$51,072 | Since — — 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% | \$20,077.60 |
| City of Austin           | 0.5240% | \$11,371.60 |
| Travis County            | 0.3758% | \$8,156.14  |
| Travis Central Health    | 0.1180% | \$2,561.20  |
| Austin Community College | 0.1034% | \$2,243.86  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$1,070,115  | \$940,940      | \$23,760  | Verified   |
| 2022 | \$1,091,577  | \$1,069,250    | \$31,174  | Verified   |
| 2023 | \$1,578,486  | \$1,496,950    | \$40,078  | Verified   |
| 2024 | \$2,215,196  | \$1,496,950    | \$42,858  | Verified   |
| 2025 | \$2,170,082  | \$2,170,082    | \$44,410  | Verified   |
| 2026 | \$2,060,997  | \$2,060,997    | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect           | Amount    |
|------------------|-----------|
| 2024 Total       | \$42,858  |
| Value Change     | +\$13,340 |
| Rate Change      | +\$1,403  |
| Exemption Change | -\$13,191 |
| 2025 Total       | \$44,410  |

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### 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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