

# Parcelytics — Tax Due Diligence Report

120 E 5 ST TX 78701 · Geo ID 0206030613

Generated September 18, 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   | \$24,821,802   | \$16,132,150   | +53.9% |
| Assessed Value | —              | \$16,132,150   | —      |
| Taxable Value  | —              | \$16,132,150   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.1392%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$345,102 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Austin ISD               | 0.9252% | \$149,254.65 |
| City of Austin           | 0.5240% | \$84,535.21  |
| Travis County            | 0.3758% | \$60,631.88  |
| Travis Central Health    | 0.1180% | \$19,039.65  |
| Austin Community College | 0.1034% | \$16,680.64  |
| P2U                      | —       | \$14,459.74  |
| P3J                      | —       | \$500.00     |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$14,557,958 | \$10,674,300   | \$361,327 | Verified                                |
| 2022 | \$15,870,811 | \$10,674,300   | \$335,323 | Verified                                |
| 2023 | \$16,160,758 | \$10,674,300   | \$307,374 | Verified                                |
| 2024 | \$16,160,758 | \$10,166,000   | \$333,926 | Verified                                |
| 2025 | \$16,132,150 | \$16,132,150   | \$345,102 | Partial — Billing is not fully verified |
| 2026 | \$24,821,802 | \$24,821,802   | —         | 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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