

Parcelytics — Tax Due Diligence Report

3609 OAK SPRINGS DR AUSTIN, TX 78721 · Geo ID 0209180104

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	\$479,124	\$567,738	-15.6%
Assessed Value	—	\$476,421	—
Taxable Value	—	\$237,917	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.3987%	Verified
Total Tax	\$2,264	Verified
Assessment Ratio	83.9%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
City of Austin	0.5240%	\$991.11
Travis County	0.3758%	\$894.20
Travis Central Health	0.1180%	\$231.25
Austin Community College	0.1034%	\$147.14

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	\$385,010	\$262,500	\$2,362	Verified
2022	\$454,211	\$450,000	\$2,350	Verified
2023	\$712,705	\$450,000	\$1,773	Verified
2024	\$656,159	\$375,000	\$1,998	Verified
2025	\$567,738	\$476,421	\$2,264	Verified
2026	\$479,124	\$479,124	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount
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2024 Total	\$1,998
Value Change	+\$1,046
Rate Change	+\$185
Exemption Change	-\$965
2025 Total	\$2,264

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.