

# Parcelytics — Tax Due Diligence Report

3443 ED BLUESTEIN BLVD 78725 · Geo ID 0209261206

Generated September 16, 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   | \$13,400,000   | \$27,000,000   | -50.4% |
| Assessed Value | —              | \$27,000,000   | —      |
| Taxable Value  | —              | \$27,000,000   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note |
|--------------------|-----------|-------------------|
| Effective Tax Rate | 2.0465%   | Verified          |
| Total Tax          | \$552,551 | Verified          |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Austin ISD               | 0.9252% | \$249,804.00 |
| City of Austin           | 0.5240% | \$141,484.59 |
| Travis County            | 0.3758% | \$101,478.15 |
| Travis Central Health    | 0.1180% | \$31,866.21  |
| Austin Community College | 0.1034% | \$27,918.00  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2023 | —            | \$9,012,980    | \$325,664 | N/A        |
| 2024 | \$18,000,000 | \$9,012,980    | \$402,828 | Verified   |
| 2025 | \$27,000,000 | \$27,000,000   | \$552,551 | Verified   |
| 2026 | \$13,400,000 | \$13,400,000   | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect       | Amount     |
|--------------|------------|
| 2024 Total   | \$402,828  |
| Value Change | +\$356,469 |

|                  |            |
|------------------|------------|
| Rate Change      | +\$17,461  |
| Exemption Change | -\$224,207 |
| 2025 Total       | \$552,551  |

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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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