

# Parcelytics — Tax Due Diligence Report

1209 GREENWOOD AVE AUSTIN, TX 78721 · Geo ID 0211170144

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   | \$362,858      | \$428,869      | -15.4% |
| Assessed Value | —              | \$370,163      | —      |
| Taxable Value  | —              | \$152,910      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note   |
|--------------------|---------|---------------------|
| Effective Tax Rate | 0.3083% | Verified            |
| Total Tax          | \$1,322 | Verified            |
| Assessment Ratio   | 86.3%   | Below typical ~100% |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Travis County            | 0.3758% | \$574.70   |
| City of Austin           | 0.5240% | \$545.66   |
| Travis Central Health    | 0.1180% | \$130.92   |
| Austin Community College | 0.1034% | \$71.08    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$298,405    | \$192,500      | \$1,363   | Verified                                  |
| 2022 | \$329,342    | \$330,000      | \$1,376   | Partial — Appraisal is not fully verified |
| 2023 | \$517,534    | \$330,000      | \$1,099   | Verified                                  |
| 2024 | \$488,489    | \$275,000      | \$1,203   | Verified                                  |
| 2025 | \$428,869    | \$370,163      | \$1,322   | Verified                                  |
| 2026 | \$362,858    | \$362,858      | —         | N/A                                       |

## Why This Bill Changed (2024 to 2025)

| Effect | Amount |
|--------|--------|
|--------|--------|

|                  |         |
|------------------|---------|
| 2024 Total       | \$1,203 |
| Value Change     | +\$981  |
| Rate Change      | +\$109  |
| Exemption Change | -\$971  |
| 2025 Total       | \$1,322 |

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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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