Parcelytics — Tax Due Diligence Report

6121 F M RD 969 TX 78724 · Geo ID 0213281003

Generated November 01, 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	$62,540,000	$75,830,000	-17.5%
Assessed Value	—	$75,830,000	—
Taxable Value	—	$75,830,000	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.0465%	Verified
Total Tax	$1,551,850	Verified

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$701,579.16
City of Austin	0.5240%	$397,362.09
Travis County	0.3758%	$285,003.26
Travis Central Health	0.1180%	$89,496.84
Austin Community College	0.1034%	$78,408.22

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$827,614	$582,154	$18,064	Verified
2022	$829,905	$578,495	$11,425	Verified
2023	—	$578,495	$614,049	N/A
2024	$33,939,500	$5,784,954	$1,593,378	Verified
2025	$75,830,000	$75,830,000	$1,551,850	Verified
2026	$62,540,000	$62,540,000	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount

2024 Total	$1,593,378
Value Change	+$1,388,163
Rate Change	+$49,040
Exemption Change	-$1,478,731
2025 Total	$1,551,850

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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