Parcelytics — Tax Due Diligence Report

2400 PEARL ST AUSTIN, TX 78705 · Geo ID 0214010702

Generated September 17, 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	$4,415,621	$4,510,291	-2.1%
Assessed Value	—	$4,510,291	—
Taxable Value	—	$4,510,291	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.0465%	Partial — Total Tax is not fully verified
Total Tax	$92,302	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$41,729.21
City of Austin	0.5240%	$23,634.69
Travis County	0.3758%	$16,951.70
Travis Central Health	0.1180%	$5,323.18
Austin Community College	0.1034%	$4,663.64

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$2,218,658	$2,155,125	$48,329	Verified
2022	$2,220,294	$3,448,200	$69,597	Partial — Appraisal is not fully verified
2023	$3,524,020	$4,310,250	$79,572	Partial — Appraisal is not fully verified
2024	$4,398,054	$4,310,250	$89,244	Verified
2025	$4,510,291	$4,510,291	$92,302	Partial — Billing is not fully verified
2026	$4,415,621	$4,415,621	—	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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