

Parcelytics — Tax Due Diligence Report

2402 GUADALUPE ST TX 78705 · Geo ID 0214011208
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	\$3,958,579	\$4,075,303	-2.9%
Assessed Value	—	\$3,506,401	—
Taxable Value	—	\$3,506,401	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.7608%	Verified
Total Tax	\$71,758	Verified
Assessment Ratio	86.0%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	\$32,441.22
City of Austin	0.5240%	\$18,374.14
Travis County	0.3758%	\$13,178.63
Travis Central Health	0.1180%	\$4,138.36
Austin Community College	0.1034%	\$3,625.62

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	\$2,537,956	\$1,397,400	\$48,957	Verified
2022	\$2,249,143	\$1,397,400	\$45,983	Verified
2023	\$2,328,326	\$2,096,100	\$44,055	Verified
2024	\$2,435,001	\$2,096,100	\$57,909	Verified
2025	\$4,075,303	\$3,506,401	\$71,758	Verified
2026	\$3,958,579	\$3,958,579	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount
2024 Total	\$57,909
Value Change	+\$27,950
Rate Change	+\$2,268
Exemption Change	-\$16,368
2025 Total	\$71,758

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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