Parcelytics — Tax Due Diligence Report

5644 PINON VISTA DR TX 78724 · Geo ID 0215330839

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	$364,722	$337,538	+8.1%
Assessed Value	—	$205,316	—
Taxable Value	—	$164,253	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.7659%	Partial — Total Tax is not fully verified
Total Tax	$2,585	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	60.8%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
City of Austin	0.5240%	$860.71
Manor ISD	1.0814%	$706.33
Travis County	0.3758%	$617.34
Austin Community College	0.1034%	$207.13
Travis Central Health	0.1180%	$193.86

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$194,697	$75,000	$2,833	Verified
2022	$230,676	$75,000	$2,778	Verified
2023	$376,327	$75,000	$2,075	Verified
2024	$383,783	$75,000	$2,510	Verified
2025	$337,538	$205,316	$2,585	Partial — Billing is not fully verified
2026	$364,722	$225,848	—	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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