

# Parcelytics — Tax Due Diligence Report

6113 SENDERO HILLS PKWY TX 78724 · Geo ID 0217332104

Generated September 16, 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   | \$548,570      | \$516,950      | +6.1%  |
| Assessed Value | —              | \$516,950      | —      |
| Taxable Value  | —              | \$413,560      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.7052% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$8,815 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Manor ISD                | 1.0814% | \$4,076.34 |
| City of Austin           | 0.5240% | \$2,167.12 |
| Travis County            | 0.3758% | \$1,554.34 |
| Austin Community College | 0.1034% | \$529.18   |
| Travis Central Health    | 0.1180% | \$488.10   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$60,000     | \$60,000       | \$1,480   | Verified                                |
| 2022 | —            | \$75,000       | \$3,538   | N/A                                     |
| 2023 | \$151,811    | \$75,000       | \$10,877  | Verified                                |
| 2024 | \$641,592    | \$75,000       | \$9,917   | Verified                                |
| 2025 | \$516,950    | \$516,950      | \$8,815   | Partial — Billing is not fully verified |
| 2026 | \$548,570    | \$548,570      | —         | 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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