

# Parcelytics — Tax Due Diligence Report

1614 WHELESS LN TX 78723 · Geo ID 0226170411

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   | \$2,984,000    | \$3,478,020    | -14.2% |
| Assessed Value | —              | \$3,424,800    | —      |
| Taxable Value  | —              | \$3,424,800    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0152%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$70,088 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 98.5%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$31,686.25 |
| City of Austin           | 0.5240% | \$17,946.53 |
| Travis County            | 0.3758% | \$12,871.94 |
| Travis Central Health    | 0.1180% | \$4,042.05  |
| Austin Community College | 0.1034% | \$3,541.24  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,950,000  | \$332,171      | \$45,627  | Verified                                |
| 2022 | \$2,096,170  | \$1,245,642    | \$44,071  | Verified                                |
| 2023 | \$2,231,520  | \$1,245,642    | \$45,420  | Verified                                |
| 2024 | \$2,510,460  | \$1,245,642    | \$56,684  | Verified                                |
| 2025 | \$3,478,020  | \$3,424,800    | \$70,088  | Partial — Billing is not fully verified |
| 2026 | \$2,984,000  | \$2,984,000    | —         | 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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