Parcelytics — Tax Due Diligence Report

8605 CROSS PARK DR TX 78754 · Geo ID 0233230509

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	$2,900,000	$2,400,000	+20.8%
Assessed Value	—	$2,400,000	—
Taxable Value	—	$2,400,000	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.2027%	Partial — Total Tax is not fully verified
Total Tax	$52,864	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Manor ISD	1.0814%	$25,953.60
City of Austin	0.5240%	$12,576.41
Travis County	0.3758%	$9,020.28
Travis Central Health	0.1180%	$2,832.55
Austin Community College	0.1034%	$2,481.60

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$2,359,500	$459,992	$63,224	Verified
2022	$2,562,821	$459,992	$42,053	Verified
2023	$1,804,583	$459,992	$40,717	Verified
2024	$2,000,000	$459,992	$43,304	Verified
2025	$2,400,000	$2,400,000	$52,864	Partial — Billing is not fully verified
2026	$2,900,000	$2,880,000	—	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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