Parcelytics — Tax Due Diligence Report

3424 GREYSTONE DR TX 78731 · Geo ID 0239010304

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	$667,327	$788,058	-15.3%
Assessed Value	—	$768,548	—
Taxable Value	—	$768,548	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.9958%	Partial — Total Tax is not fully verified
Total Tax	$15,728	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	97.5%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$7,110.61
City of Austin	0.5240%	$4,027.32
Travis County	0.3758%	$2,888.55
Travis Central Health	0.1180%	$907.06
Austin Community College	0.1034%	$794.68

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$454,188	$213,405	$10,341	Verified
2022	$475,092	$284,540	$10,788	Verified
2023	$546,227	$284,540	$11,712	Verified
2024	$647,317	$284,540	$12,693	Verified
2025	$788,058	$768,548	$15,728	Partial — Billing is not fully verified
2026	$667,327	$667,327	—	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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