

# Parcelytics — Tax Due Diligence Report

303 E PHEASANT DR TX 78753 · Geo ID 0242190131  
Generated September 18, 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   | \$316,791      | \$330,147      | -4.0%  |
| Assessed Value | —              | \$330,147      | —      |
| Taxable Value  | —              | \$264,118      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note |
|--------------------|---------|-------------------|
| Effective Tax Rate | 2.0465% | Verified          |
| Total Tax          | \$6,756 | Verified          |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Austin ISD               | 0.9252% | \$3,054.52 |
| City of Austin           | 0.5240% | \$1,730.03 |
| Travis County            | 0.3758% | \$1,240.84 |
| Travis Central Health    | 0.1180% | \$389.65   |
| Austin Community College | 0.1034% | \$341.37   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$228,956    | \$125,000      | \$5,779   | Verified                                  |
| 2022 | \$265,488    | \$275,000      | \$8,388   | Partial — Appraisal is not fully verified |
| 2023 | \$424,703    | \$275,000      | \$7,328   | Verified                                  |
| 2024 | \$405,014    | \$200,000      | \$7,237   | Verified                                  |
| 2025 | \$330,147    | \$330,147      | \$6,756   | Verified                                  |
| 2026 | \$316,791    | \$316,791      | —         | N/A                                       |

## Why This Bill Changed (2024 to 2025)

| Effect | Amount |
|--------|--------|
|--------|--------|

|                  |          |
|------------------|----------|
| 2024 Total       | \$7,237  |
| Value Change     | +\$2,579 |
| Rate Change      | +\$214   |
| Exemption Change | -\$3,274 |
| 2025 Total       | \$6,756  |

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### 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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