

# Parcelytics — Tax Due Diligence Report

10603 JEAN DR AUSTIN, TX 78753 · Geo ID 0244200420

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   | \$463,029      | \$396,067      | +16.9% |
| Assessed Value | —              | \$393,526      | —      |
| Taxable Value  | —              | \$171,601      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                                 |
|--------------------|---------|-------------------------------------------------------------------|
| Effective Tax Rate | 0.0965% | Verified                                                          |
| Total Tax          | \$382   | Verified                                                          |
| Assessment Ratio   | 99.4%   | Below typical ~100%                                               |
| Delinquent Taxes   | \$1,249 | Since 2023 — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Travis County            | 0.3758% | \$161.24   |
| City of Austin           | 0.5240% | \$160.90   |
| Travis Central Health    | 0.1180% | \$38.24    |
| Austin Community College | 0.1034% | \$21.95    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$342,600    | \$137,500      | \$599     | Verified   |
| 2022 | \$395,360    | \$302,500      | \$601     | Verified   |
| 2023 | \$574,000    | \$302,500      | \$378     | Verified   |
| 2024 | \$516,175    | \$198,000      | \$410     | Verified   |
| 2025 | \$396,067    | \$393,526      | \$382     | Verified   |
| 2026 | \$463,029    | \$463,029      | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$410    |
| Value Change     | +\$2,016 |
| Rate Change      | +\$31    |
| Exemption Change | -\$2,076 |
| 2025 Total       | \$382    |

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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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