

# Parcelytics — Tax Due Diligence Report

10413 DOC HOLLIDAY TRL AUSTIN, TX 78753 · Geo ID 0244200721

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   | \$338,044      | \$344,864      | -2.0%  |
| Assessed Value | —              | \$344,864      | —      |
| Taxable Value  | —              | \$275,891      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                              |
|--------------------|---------|----------------------------------------------------------------|
| Effective Tax Rate | 1.4658% | Verified                                                       |
| Total Tax          | \$5,055 | Verified                                                       |
| Delinquent Taxes   | \$4,813 | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Austin ISD               | 0.9252% | \$1,895.40 |
| City of Austin           | 0.5240% | \$1,445.72 |
| Travis County            | 0.3758% | \$1,036.92 |
| Austin Community College | 0.1034% | \$351.42   |
| Travis Central Health    | 0.1180% | \$325.61   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$245,828    | \$137,500      | \$4,484   | Verified                                  |
| 2022 | \$282,203    | \$302,500      | \$4,362   | Partial — Appraisal is not fully verified |
| 2023 | \$456,699    | \$302,500      | \$3,911   | Verified                                  |
| 2024 | \$436,420    | \$220,000      | \$4,800   | Verified                                  |
| 2025 | \$344,864    | \$344,864      | \$5,055   | Verified                                  |
| 2026 | \$338,044    | \$338,044      | —         | N/A                                       |

## Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$4,800  |
| Value Change     | +\$2,475 |
| Rate Change      | +\$198   |
| Exemption Change | -\$2,417 |
| 2025 Total       | \$5,055  |

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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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