Parcelytics — Tax Due Diligence Report

11302 NICOLE CV TX 78753 · Geo ID 0245261818

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	$593,495	$661,778	-10.3%
Assessed Value	—	$661,778	—
Taxable Value	—	$661,778	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.9080%	Partial — Total Tax is not fully verified
Total Tax	$12,627	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$5,708.48
City of Austin	0.5240%	$3,233.18
Travis County	0.3758%	$2,318.96
Travis Central Health	0.1180%	$728.20
Austin Community College	0.1034%	$637.98

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$445,000	$75,000	$11,578	Verified
2022	$529,700	$100,000	$11,216	Verified
2023	$567,922	$100,000	$11,683	Verified
2024	$645,728	$100,000	$12,044	Verified
2025	$661,778	$661,778	$12,627	Partial — Billing is not fully verified
2026	$593,495	$593,495	—	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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