

# Parcelytics — Tax Due Diligence Report

2404 RUTLAND DR TX 78758 · Geo ID 0250080101

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   | \$3,575,000    | \$3,575,000    | +0.0%  |
| Assessed Value | —              | \$3,575,000    | —      |
| Taxable Value  | —              | \$3,575,000    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0465%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$73,162 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$33,075.90 |
| City of Austin           | 0.5240% | \$18,733.61 |
| Travis County            | 0.3758% | \$13,436.46 |
| Travis Central Health    | 0.1180% | \$4,219.32  |
| Austin Community College | 0.1034% | \$3,696.55  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$2,693,558  | \$1,542,000    | \$64,349  | Verified                                  |
| 2022 | \$2,956,304  | \$1,799,000    | \$60,383  | Verified                                  |
| 2023 | \$3,057,466  | \$3,052,137    | \$55,221  | Verified                                  |
| 2024 | \$3,052,137  | \$3,341,000    | \$72,104  | Partial — Appraisal is not fully verified |
| 2025 | \$3,575,000  | \$3,575,000    | \$73,162  | Partial — Billing is not fully verified   |
| 2026 | \$3,575,000  | \$3,575,000    | —         | 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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