

# Parcelytics — Tax Due Diligence Report

11604 TEDFORD ST AUSTIN, TX 78753 · Geo ID 0250200803

Generated September 19, 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   | \$451,827      | \$555,958      | -18.7% |
| Assessed Value | —              | \$555,958      | —      |
| Taxable Value  | —              | \$555,958      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                              |
|--------------------|----------|----------------------------------------------------------------|
| Effective Tax Rate | 2.0465%  | Verified                                                       |
| Total Tax          | \$11,378 | Verified                                                       |
| Delinquent Taxes   | \$13,084 | 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% | \$5,143.72 |
| City of Austin           | 0.5240% | \$2,913.31 |
| Travis County            | 0.3758% | \$2,089.54 |
| Travis Central Health    | 0.1180% | \$656.16   |
| Austin Community College | 0.1034% | \$574.86   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$294,477    | \$162,500      | \$4,485   | Verified   |
| 2022 | \$396,786    | \$357,500      | \$4,474   | Verified   |
| 2023 | \$569,460    | \$357,500      | \$3,632   | Verified   |
| 2024 | \$646,525    | \$357,500      | \$3,854   | Verified   |
| 2025 | \$555,958    | \$555,958      | \$11,378  | Verified   |
| 2026 | \$451,827    | \$451,827      | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$3,854  |
| Value Change     | +\$3,933 |
| Rate Change      | +\$360   |
| Exemption Change | +\$3,231 |
| 2025 Total       | \$11,378 |

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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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