Parcelytics — Tax Due Diligence Report

2600 GRACY FARMS LN TX 78758 · Geo ID 0258100201

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	$54,430,000	$60,860,000	-10.6%
Assessed Value	—	$60,860,000	—
Taxable Value	—	$60,860,000	—

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	$1,245,491	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$563,076.72
City of Austin	0.5240%	$318,916.75
Travis County	0.3758%	$228,739.27
Travis Central Health	0.1180%	$71,828.80
Austin Community College	0.1034%	$62,929.24

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$51,570,000	$22,232,580	$1,111,993	Verified
2022	$52,800,000	$22,232,580	$1,192,062	Verified
2023	$60,200,000	$22,232,580	$1,306,805	Verified
2024	$72,000,000	$22,232,580	$1,310,013	Verified
2025	$60,860,000	$60,860,000	$1,245,491	Partial — Billing is not fully verified
2026	$54,430,000	$54,430,000	—	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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