

# Parcelytics — Tax Due Diligence Report

1111 BASTROP HWY TX 78742 · Geo ID 0307200304

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   | \$1,698,719    | \$1,695,504    | +0.2%  |
| Assessed Value | —              | \$1,649,578    | —      |
| Taxable Value  | —              | \$1,649,578    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0137%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$34,142 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 97.3%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Del Valle ISD            | 0.9489% | \$15,362.79 |
| City of Austin           | 0.5240% | \$8,644.07  |
| Travis County            | 0.3758% | \$6,199.86  |
| Travis Central Health    | 0.1180% | \$1,946.88  |
| Austin Community College | 0.1034% | \$1,705.66  |
| Austin ISD               | 0.9252% | \$282.82    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$536,217    | \$141,384      | \$15,466  | Verified                                  |
| 2022 | \$667,684    | \$141,384      | \$15,169  | Verified                                  |
| 2023 | \$701,545    | \$314,187      | \$22,358  | Verified                                  |
| 2024 | \$1,145,540  | \$1,570,937    | \$27,870  | Partial — Appraisal is not fully verified |
| 2025 | \$1,695,504  | \$1,649,578    | \$34,142  | Partial — Billing is not fully verified   |
| 2026 | \$1,698,719  | \$1,698,719    | —         | 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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