

# Parcelytics — Tax Due Diligence Report

2509 MONTOPOLIS DR TX 78741 · Geo ID 0312130103

Generated September 18, 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   | \$35,000,000   | \$41,740,000   | -16.1% |
| Assessed Value | —              | \$41,740,000   | —      |
| Taxable Value  | —              | \$41,740,000   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0702%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$864,095 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Del Valle ISD            | 0.9489% | \$396,070.86 |
| City of Austin           | 0.5240% | \$218,724.70 |
| Travis County            | 0.3758% | \$156,877.70 |
| Travis Central Health    | 0.1180% | \$49,262.80  |
| Austin Community College | 0.1034% | \$43,159.16  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$6,245,994  | \$2,232,711    | \$848,466   | Verified                                |
| 2022 | \$36,619,490 | \$2,232,711    | \$1,020,475 | Verified                                |
| 2023 | \$47,165,080 | \$1,897,822    | \$976,274   | Verified                                |
| 2024 | \$50,000,000 | \$1,897,822    | \$868,278   | Verified                                |
| 2025 | \$41,740,000 | \$41,740,000   | \$864,095   | Partial — Billing is not fully verified |
| 2026 | \$35,000,000 | \$35,000,000   | —           | 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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