

Parcelytics — Tax Due Diligence Report

453 TIFFANY TRL AUSTIN, TX 78719 · Geo ID 0356210159

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	\$420,436	\$472,795	-11.1%
Assessed Value	—	\$472,795	—
Taxable Value	—	\$472,795	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.0169%	Verified
Total Tax	\$9,536	Verified
Delinquent Taxes	\$58	Since — — as of June 20, 2026, grows monthly (Tax Code §33.01)

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Del Valle ISD	0.9489%	\$4,486.35
Travis County	0.3758%	\$1,776.98
City of Mustang Ridge	0.2708%	\$1,280.21
Travis Central Health	0.1180%	\$558.01
Austin Community College	0.1034%	\$488.87
Travis County ESD # 15	0.1000%	\$472.80
Travis County ESD # 11	0.1000%	\$472.80

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	\$110,591	\$266,819	\$2,456	Partial — Appraisal is not fully verified
2022	\$287,344	\$326,255	\$7,673	Partial — Appraisal is not fully verified
2023	\$348,594	\$326,255	\$6,838	Verified
2024	\$346,781	\$447,929	\$8,279	Partial — Appraisal is not fully verified
2025	\$472,795	\$472,795	\$9,536	Verified

2026	\$420,436	\$420,436	—	N/A
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Why This Bill Changed (2024 to 2025)

Effect	Amount
2024 Total	\$8,279
Value Change	+\$495
Rate Change	+\$130
Exemption Change	+\$632
2025 Total	\$9,536

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.

Generated by Parcelytics. This report reflects the most recent verified county data available in the system at the time of generation and is not an official TCAD or Travis County Tax Office document.