Parcelytics — Tax Due Diligence Report

9115 CIRCLE DR TX 78736 · Geo ID 0406550119

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	$6,206,719	$4,975,240	+24.8%
Assessed Value	—	$4,975,240	—
Taxable Value	—	$4,975,240	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.5815%	Partial — Total Tax is not fully verified
Total Tax	$78,682	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$46,030.92
Travis County	0.3758%	$18,699.19
Travis Central Health	0.1180%	$5,871.93
Austin Community College	0.1034%	$5,144.40
Travis County ESD # 03	0.0590%	$2,935.39

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$3,888,000	$1,413,696	$85,901	Verified
2022	$5,051,008	$1,413,696	$73,568	Verified
2023	$4,724,333	$1,413,696	$66,769	Verified
2024	$4,757,489	$1,413,696	$75,562	Verified
2025	$4,975,240	$4,975,240	$78,682	Partial — Billing is not fully verified
2026	$6,206,719	$5,970,288	—	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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