

# Parcelytics — Tax Due Diligence Report

5920 W WILLIAM CANNON DR 5A-2 TX 78749 · Geo ID 0410341306  
Generated September 16, 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   | \$631,287      | \$645,361      | -2.2%  |
| Assessed Value | —              | \$645,361      | —      |
| Taxable Value  | —              | \$645,361      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.8828%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$12,151 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Austin ISD               | 0.9252% | \$5,493.21 |
| City of Austin           | 0.5240% | \$3,111.26 |
| Travis County            | 0.3758% | \$2,231.51 |
| Travis Central Health    | 0.1180% | \$700.74   |
| Austin Community College | 0.1034% | \$613.92   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$424,000    | \$66,627       | \$9,849   | Verified                                |
| 2022 | \$452,491    | \$83,283       | \$9,540   | Verified                                |
| 2023 | \$483,074    | \$83,283       | \$10,299  | Verified                                |
| 2024 | \$569,241    | \$83,283       | \$11,518  | Verified                                |
| 2025 | \$645,361    | \$645,361      | \$12,151  | Partial — Billing is not fully verified |
| 2026 | \$631,287    | \$631,287      | —         | 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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