Parcelytics — Tax Due Diligence Report

7806 BROKEN LANCE DR AUSTIN, TX 78737 · Geo ID 0412480442

Generated November 01, 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	$293,029	$346,337	-15.4%
Assessed Value	—	$84,705	—
Taxable Value	—	$67,764	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.1349%	Partial — Total Tax is not fully verified
Total Tax	$467	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	24.5%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Travis County	0.3758%	$254.69
Austin Community College	0.1034%	$82.41
Travis Central Health	0.1180%	$79.98
Travis County ESD # 03	0.0590%	$49.98

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$159,869	$157,500	$659	Verified
2022	$159,846	$270,000	$534	Partial — Appraisal is not fully verified
2023	$281,753	$350,000	$319	Partial — Appraisal is not fully verified
2024	$361,753	$350,000	$392	Verified
2025	$346,337	$84,705	$467	Partial — Billing is not fully verified
2026	$293,029	$93,175	—	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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