

# Parcelytics — Tax Due Diligence Report

F M RD 1826 TX 78749 · Geo ID 0414440925

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   | \$52,820,000   | \$57,630,000   | -8.3%  |
| Assessed Value | —              | \$57,630,000   | —      |
| Taxable Value  | —              | \$57,630,000   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0465%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$1,179,389 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Austin ISD               | 0.9252% | \$533,192.76 |
| City of Austin           | 0.5240% | \$301,991.00 |
| Travis County            | 0.3758% | \$216,599.47 |
| Travis Central Health    | 0.1180% | \$68,016.65  |
| Austin Community College | 0.1034% | \$59,589.42  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$44,828,249 | \$3,753,130    | \$1,179,623 | Verified                                |
| 2022 | \$60,000,000 | \$3,753,130    | \$1,172,274 | Verified                                |
| 2023 | \$59,300,000 | \$6,255,216    | \$1,180,941 | Verified                                |
| 2024 | \$65,000,000 | \$6,255,216    | \$1,180,851 | Verified                                |
| 2025 | \$57,630,000 | \$57,630,000   | \$1,179,389 | Partial — Billing is not fully verified |
| 2026 | \$52,820,000 | \$52,820,000   | —           | 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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