Parcelytics — Tax Due Diligence Report

11210 W U S HY 290 TX 78737 · Geo ID 0415670303

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	$8,092,000	$10,249,705	-21.1%
Assessed Value	—	$10,249,705	—
Taxable Value	—	$10,249,705	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.3470%	Partial — Total Tax is not fully verified
Total Tax	$138,062	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$80,769.96
Travis County	0.3758%	$32,811.27
Travis Central Health	0.1180%	$10,303.41
Austin Community College	0.1034%	$9,026.82
Travis County ESD # 03	0.0590%	$5,150.70

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$7,000,000	$4,902,199	$126,190	Verified
2022	$7,420,000	$4,902,199	$127,692	Verified
2023	$8,200,000	$6,828,063	$116,486	Verified
2024	$8,300,000	$6,828,063	$131,989	Verified
2025	$10,249,705	$10,249,705	$138,062	Partial — Billing is not fully verified
2026	$8,092,000	$8,092,000	—	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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