

# Parcelytics — Tax Due Diligence Report

NORTH BLUFF DR TX 78745 · Geo ID 0422050221

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   | \$7,045,776    | \$8,000,000    | -11.9% |
| Assessed Value | —              | \$8,000,000    | —      |
| Taxable Value  | —              | \$8,000,000    | —      |

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          | \$163,719 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Austin ISD               | 0.9252% | \$74,016.00 |
| City of Austin           | 0.5240% | \$41,921.36 |
| Travis County            | 0.3758% | \$30,067.60 |
| Travis Central Health    | 0.1180% | \$9,441.84  |
| Austin Community College | 0.1034% | \$8,272.00  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$3,978,586  | \$1,129,407    | \$97,041  | Verified                                |
| 2022 | \$4,458,218  | \$1,129,407    | \$88,872  | Verified                                |
| 2023 | \$4,500,000  | \$4,370,490    | \$137,774 | Verified                                |
| 2024 | \$7,615,000  | \$4,370,490    | \$158,545 | Verified                                |
| 2025 | \$8,000,000  | \$8,000,000    | \$163,719 | Partial — Billing is not fully verified |
| 2026 | \$7,045,776  | \$7,045,776    | —         | 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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