

# Parcelytics — Tax Due Diligence Report

8200 S CONGRESS AVE TX 78745 · Geo ID 0428090210

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   | \$60,300,000   | \$68,120,000   | -11.5% |
| Assessed Value | —              | \$68,120,000   | —      |
| Taxable Value  | —              | \$68,120,000   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.0038%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$1,365,006 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Austin ISD               | 0.9252% | \$617,108.40 |
| City of Austin           | 0.5240% | \$349,519.34 |
| Travis County            | 0.3758% | \$250,688.62 |
| Travis Central Health    | 0.1180% | \$78,721.34  |
| Austin Community College | 0.1034% | \$68,967.80  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                                |
|------|--------------|----------------|-------------|-------------------------------------------|
| 2021 | \$3,495,871  | \$4,077,390    | \$88,752    | Partial — Appraisal is not fully verified |
| 2022 | \$4,077,391  | \$5,819,589    | \$265,372   | Partial — Appraisal is not fully verified |
| 2023 | \$13,437,070 | \$7,759,452    | \$765,735   | Verified                                  |
| 2024 | \$42,323,421 | \$7,759,452    | \$1,399,620 | Verified                                  |
| 2025 | \$68,120,000 | \$68,120,000   | \$1,365,006 | Partial — Billing is not fully verified   |
| 2026 | \$60,300,000 | \$60,300,000   | —           | 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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