

# Parcelytics — Tax Due Diligence Report

10730 S INTERSTATE HY 35 TX 78744 · Geo ID 0439180209

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   | \$1,058,000    | \$1,313,197    | -19.4% |
| Assessed Value | —              | \$1,075,152    | —      |
| Taxable Value  | —              | \$1,075,152    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                                 |
|--------------------|----------|-------------------------------------------------------------------|
| Effective Tax Rate | 1.6755%  | Verified                                                          |
| Total Tax          | \$22,003 | Verified                                                          |
| Assessment Ratio   | 81.9%    | Below typical ~100%                                               |
| Delinquent Taxes   | \$480    | Since 2024 — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Austin ISD               | 0.9252% | \$9,947.31 |
| City of Austin           | 0.5240% | \$5,633.98 |
| Travis County            | 0.3758% | \$4,040.91 |
| Travis Central Health    | 0.1180% | \$1,268.93 |
| Austin Community College | 0.1034% | \$1,111.71 |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$1,033,701  | \$670,644      | \$21,291  | Verified   |
| 2022 | \$978,147    | \$147,945      | \$19,608  | Verified   |
| 2023 | \$992,873    | \$308,217      | \$18,542  | Verified   |
| 2024 | \$1,000,000  | \$220,600      | \$18,214  | Verified   |
| 2025 | \$1,313,197  | \$1,075,152    | \$22,003  | Verified   |
| 2026 | \$1,058,000  | \$1,058,000    | —         | N/A        |

### Why This Bill Changed (2024 to 2025)

| Effect           | Amount    |
|------------------|-----------|
| 2024 Total       | \$18,214  |
| Value Change     | +\$16,936 |
| Rate Change      | +\$695    |
| Exemption Change | -\$13,843 |
| 2025 Total       | \$22,003  |

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### 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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