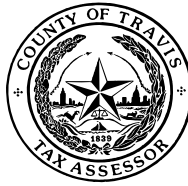


Celia Israel
 Tax Assessor - Collector
 P.O. BOX 149328
 Austin, TX 78714-9328
 (512) 854-9473 SE HABLA ESPAÑOL



Travis County Tax Office
 2433 Ridgepoint Drive
 Austin, TX 78754-5231
 Pay online at www.traviscountytax.org
 or by phone at 1-888-286-9242

11/11/2025

TRAVIS COUNTY TAX BILL

Taxes for the current year, 2025, are due upon receipt. Payments by mail are credited according to U.S. Postmark (not meters). **Taxes not paid in full by January 31 are charged penalty and interest by state law and may be subject to legal fees.** Penalty and interest is added on the 1st day of each month as follows, with an additional 12% interest charged per year thereafter:

February	7%	May	13%	August	19%	November	22%
March	9%	June	15%	September	20%	December	23%
April	11%	July	18%	October	21%	January	24%

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX OFFICE REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Electronic Payment Options

- Pay taxes and print bills at www.traviscountytax.org.
- Payments made via credit card or electronic check are subject to an additional fee.
- Visit www.traviscountytax.org for details.
- Pay by telephone at 1-888-286-9242

2025 PROPERTY TAX NOTICE. THE ASSESSED VALUE IS: 484,940



EXEMPTIONS:

1 TAXES DUE TAXING UNIT	2 EXEMPTION AMOUNTS	3 NET TAXABLE VALUE	4 TAX RATE PER \$100	5 TAX AMOUNT	6 BILLING NO.						
AUSTIN ISD		484,940	0.925200	4,486.66	974374						
CITY OF AUSTIN (TRAV)		484,940	0.524017	2,541.17	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">7 PROPERTY</th> </tr> <tr> <td style="width: 50%;">REAL</td> <td style="width: 50%;">PERS</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </table>	7 PROPERTY		REAL	PERS	X	
7 PROPERTY											
REAL	PERS										
X											
TRAVIS COUNTY		484,940	0.375845	1,822.62							
TRAVIS CENTRAL HEALTH ACC (TRAVIS)		484,940	0.118023	572.34							
		484,940	0.103400	501.43							
8 PROPERTY DESCRIPTION 4701 FOUNTAIN GRASS LN AUSTIN 78723 UNT 226 FIFTY ONE EAST CONDOMINIUMS PLUS 0.4329 % INT IN COM AREA <div style="text-align: right; margin-right: 50px;">ACRES: .1238</div>					9 ACCOUNT NUMBER 02-1723-0628-0000						
					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">10 DUE DATE</th> <th style="width: 50%;">11 TOTAL DUE</th> </tr> <tr> <td style="text-align: center;">01/31/2026</td> <td style="text-align: center;">9,924.22</td> </tr> </table>	10 DUE DATE	11 TOTAL DUE	01/31/2026	9,924.22		
10 DUE DATE	11 TOTAL DUE										
01/31/2026	9,924.22										

INT 140 83

XU LIANG REVOCABLE TRUST 2017
 12462 NW WAKER DR
 PORTLAND OR 97229-8547

DETACH AND RETURN ORIGINAL BOTTOM COUPON WITH YOUR PAYMENT

YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER

XU LIANG REVOCABLE TRUST 2017
 12462 NW WAKER DR
 PORTLAND OR 97229-8547

12 BILLING NO.	13 DUE DATE	14 TOTAL DUE
974374	01/31/2026	9,924.22
PAY the TOTAL DUE by the above DUE DATE to avoid added penalty & interest charges. Checks MUST be in U.S. funds.		
15 AMOUNT ENCLOSED		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
16 10,618.91		IF PAYMENT IS NOT RECEIVED BY DUE DATE, PAY THIS AMOUNT BY FEB 2026

Pay to: TRAVIS COUNTY TAX OFFICE
 P.O. BOX 149328
 AUSTIN, TX 78714-9328

Pay online at www.traviscountytax.org or by phone at 1-888-286-9242



NEW MAILING ADDRESS?
 Update your mailing address electronically at www.traviscountytax.org



2025 974374 0000992422 4

Contact the Tax Office for questions about:

- Tax Amounts
- Tax Rates
- Tax Bills
- Due Dates

Contact the Appraisal District for questions about:

- Address Corrections
- Ownership
- Exemptions
- Property Value

LIABILITY

- By state law, failure to receive a tax bill does not relieve the property owner of the tax, penalty or interest liability.
- The Tax Office has no legal authority to waive penalty or interest. Per section Sec. 33.011 of the Texas Property Tax Code, the tax office is not responsible for lost payments and may result in penalty and interest.
- Taxes not paid in full by January 31 are charged penalty and interest by state law. Unpaid accounts run a high risk of legal action being taken.
- On REAL PROPERTY (land and buildings), the owner on January 1 of the tax year, and the current owner, can be held liable for any unpaid taxes on the property.
- On PERSONAL PROPERTY (business inventory, equipment, etc.), the person who owned the property on January 1 of the tax year is personally liable for the entire year's amount due, even if the property is sold.
- The assessment ratio for the taxing units on this tax bill is 100%.

Five Year Tax History

Parcel ID: 02-1723-0628-0000

Disclaimer: This information is provided to the taxpayer Per Senate Bill 18 and House Bill 1984, ammended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

Tax Year	Tax Unit	Appraised Value	Tax Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Tax Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year		
2025	IAU	484,940	484,940	0.925200	4,486.66	-13.04 %	2024	IAU	542,827	542,827	0.950500	5,159.57	-0.83 %		
	CAT	484,940	484,940	0.524017	2,541.17	-1.98 %		CAT	542,827	542,827	0.477600	2,592.54	-3.93 %		
	TCO	484,940	484,940	0.375845	1,822.62	-2.52 %		TCO	542,827	542,827	0.344445	1,869.74	1.38 %		
	THD	484,940	484,940	0.118023	572.34	-2.34 %		THD	542,827	542,827	0.107969	586.08	-3.85 %		
	ACT	484,940	484,940	0.103400	501.43	-8.81 %		ACT	542,827	542,827	0.101300	549.88	-7.87 %		
Total						9,924.22	-7.75 %	Total						10,757.81	-1.77 %
2023	IAU	605,339	605,339	0.859500	5,202.89	-13.85 %	2022	IAU	606,028	606,028	0.996600	6,039.68	1,364.98 %		
	CAT	605,339	605,339	0.445800	2,698.60	-3.76 %		CAT	606,028	606,028	0.462700	2,804.09	1,234.77 %		
	TCO	605,339	605,339	0.304655	1,844.20	-4.38 %		TCO	606,028	606,028	0.318239	1,928.62	1,289.80 %		
	THD	605,339	605,339	0.100692	609.53	1.92 %		THD	606,028	606,028	0.098684	598.05	1,277.36 %		
	ACT	605,339	605,339	0.098600	596.86	-0.22 %		ACT	606,028	606,028	0.098700	598.15	1,370.02 %		
Total						10,952.08	-8.49 %	Total						11,968.59	1,316.02 %
2021	IAU	38,831	38,831	1.061700	412.27	-3.72 %	2020	IAU	38,831	38,831	1.102700	428.19			
	CAT	38,831	38,831	0.541000	210.08	1.41 %		CAT	38,831	38,831	0.533500	207.16			
	TCO	38,831	38,831	0.357365	138.77	-4.54 %		TCO	38,831	38,831	0.374359	145.37			
	THD	38,831	38,831	0.111814	43.42	1.38 %		THD	38,831	38,831	0.110306	42.83			
	ACT	38,831	38,831	0.104800	40.69	-0.95 %		ACT	38,831	38,831	0.105800	41.08			
Total						845.23	-2.24 %	Total						864.63	

Tax Unit	2025		2020		2025		2020		Five Year % of Change			
	Appraised Value	Appraised Value	Tax Value	Tax Value	Tax Rate	Tax Rate	Tax Imposed	Tax Imposed	Appraised Value	Tax Value	Tax Rate	Tax Imposed
IAU	484,940	38,831	484,940	38,831	0.925200	1.102700	4,486.66	428.19	1,148.85 %	1,148.85 %	-16.10 %	947.82 %
CAT	484,940	38,831	484,940	38,831	0.524017	0.533500	2,541.17	207.16	1,148.85 %	1,148.85 %	-1.78 %	1,126.67 %
TCO	484,940	38,831	484,940	38,831	0.375845	0.374359	1,822.62	145.37	1,148.85 %	1,148.85 %	0.40 %	1,153.78 %
THD	484,940	38,831	484,940	38,831	0.118023	0.110306	572.34	42.83	1,148.85 %	1,148.85 %	7.00 %	1,236.31 %
ACT	484,940	38,831	484,940	38,831	0.103400	0.105800	501.43	41.08	1,148.85 %	1,148.85 %	-2.27 %	1,120.62 %
Total									1,047.80 %			

Taxing Unit Code and Description:

AUSTIN ISD TRAVIS CENTRAL HEALTH
 CITY OF AUSTIN (TRAV) ACC (TRAVIS)
 TRAVIS COUNTY

SCHOOL DISTRICT M&O/DEBT RATE INFORMATION

TAXING UNIT	2025		2024	
	M&O	DEBT	M&O	DEBT
IAU	0.802200	0.123000	0.827500	0.123000

Make payments payable to TRAVIS COUNTY TAX OFFICE

The mailing address is P.O. BOX 149328, AUSTIN, TEXAS 78714-9328.

Payments mailed for **current** taxes showing a postmark on or before January 31 (or the next business day if January 31 falls on a weekend) will be considered timely payment upon receipt.

DO NOT MAIL CREDIT CARD PAYMENTS!

You may pay property taxes (current, delinquent, and partial payments) online at www.traviscountytax.org with an American Express, Visa, MasterCard, or Discover credit card or by electronic check from your bank account or by phone at 1-888-286-9242. All payments made with cards, electronic checks, whether by phone, or in person will include an **additional fee**.

Call (512) 854-9473 if you have questions about paying property taxes. **SE HABLA ESPAÑOL.**