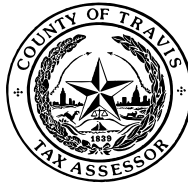


**Celia Israel**  
 Tax Assessor - Collector  
 P.O. BOX 149328  
 Austin, TX 78714-9328  
 (512) 854-9473 SE HABLA ESPAÑOL



**Travis County Tax Office**  
 2433 Ridgepoint Drive  
 Austin, TX 78754-5231  
 Pay online at [www.traviscountytax.org](http://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](http://www.traviscountytax.org).
- Payments made via credit card or electronic check are subject to an additional fee.
- Visit [www.traviscountytax.org](http://www.traviscountytax.org) for details.
- Pay by telephone at 1-888-286-9242

2025 PROPERTY TAX NOTICE. THE ASSESSED VALUE IS: 35,400,000




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		35,400,000	0.925200	327,520.80	360552
CITY OF AUSTIN (TRAV)		35,400,000	0.524017	185,502.02	
TRAVIS COUNTY		35,400,000	0.375845	133,049.13	
TRAVIS CENTRAL HEALTH ACC (TRAVIS)		35,400,000	0.118023	41,780.14	
		35,400,000	0.103400	36,603.60	
					7 PROPERTY REAL PERS
					X

Remark: LIEN-803 LOAN-06099773  
 CL TAX SERVICE -COMM LOAN SERV

**8 PROPERTY DESCRIPTION**  
 2015 CEDAR BEND DR 78758  
 LOT 1 BLK A VILLAGE AT WALNUT CREEK PHS 2 SEC 12  
 ACRES: 10.9100

  
 TWAREL LLC  
 540 MADISON AVE FL 26  
 NEW YORK NY 10022-3241  
INT 214 244

<b>9 ACCOUNT NUMBER</b>	
02-5816-0401-0000	
<b>10 DUE DATE</b>	<b>11 TOTAL DUE</b>
01/31/2026	724,455.69

**DETACH AND RETURN ORIGINAL BOTTOM COUPON WITH YOUR PAYMENT**

**\*YOUR CHECK MAY BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER\***

TWAREL LLC  
 540 MADISON AVE FL 26  
 NEW YORK NY 10022-3241

<b>12 BILLING NO.</b>	<b>13 DUE DATE</b>	<b>14 TOTAL DUE</b>
360552	01/31/2026	724,455.69
PAY the TOTAL DUE by the above DUE DATE to avoid added penalty & interest charges. Checks MUST be in U.S. funds.		
<b>15 AMOUNT ENCLOSED</b>		
16	775,167.59	←
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](http://www.traviscountytax.org) or by phone at 1-888-286-9242



**NEW MAILING ADDRESS?**  
 Update your mailing address electronically at [www.traviscountytax.org](http://www.traviscountytax.org)



**TRAVIS COUNTY TAX OFFICE**  
 (512) 854-9473 www.traviscountytax.org  
**Contact the Tax Office for questions about:**

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

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
 (512) 834-9138 www.traviscad.org  
**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: 02-5816-0401-0000

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	35,400,000	35,400,000	0.925200	327,520.80	11.15 %	2024	IAU	31,000,000	31,000,000	0.950500	294,655.00	11.31 %		
	CAT	35,400,000	35,400,000	0.524017	185,502.02	25.29 %		CAT	31,000,000	31,000,000	0.477600	148,056.00	7.83 %		
	TCO	35,400,000	35,400,000	0.375845	133,049.13	24.60 %		TCO	31,000,000	31,000,000	0.344445	106,777.95	13.79 %		
	THD	35,400,000	35,400,000	0.118023	41,780.14	24.83 %		THD	31,000,000	31,000,000	0.107969	33,470.39	7.92 %		
	ACT	35,400,000	35,400,000	0.103400	36,603.60	16.56 %		ACT	31,000,000	31,000,000	0.101300	31,403.00	3.41 %		
<b>Total</b>						<b>724,455.69</b>	<b>17.92 %</b>	<b>Total</b>						<b>614,362.34</b>	<b>10.25 %</b>
2023	IAU	30,800,000	30,800,000	0.859500	264,726.00	-10.11 %	2022	IAU	29,550,000	29,550,000	0.996600	294,495.30	7.10 %		
	CAT	30,800,000	30,800,000	0.445800	137,306.40	0.42 %		CAT	29,550,000	29,550,000	0.462700	136,727.85	-2.42 %		
	TCO	30,800,000	30,800,000	0.304655	93,833.74	-0.22 %		TCO	29,550,000	29,550,000	0.318239	94,039.62	1.60 %		
	THD	30,800,000	30,800,000	0.100692	31,013.14	6.35 %		THD	29,550,000	29,550,000	0.098684	29,161.12	0.70 %		
	ACT	30,800,000	30,800,000	0.098600	30,368.80	4.12 %		ACT	29,550,000	29,550,000	0.098700	29,165.85	7.45 %		
<b>Total</b>						<b>557,248.08</b>	<b>-4.51 %</b>	<b>Total</b>						<b>583,589.74</b>	<b>3.52 %</b>
2021	IAU	25,900,000	25,900,000	1.061700	274,980.30	1.78 %	2020	IAU	24,500,000	24,500,000	1.102700	270,161.50			
	CAT	25,900,000	25,900,000	0.541000	140,119.00	7.20 %		CAT	24,500,000	24,500,000	0.533500	130,707.50			
	TCO	25,900,000	25,900,000	0.357365	92,557.54	0.92 %		TCO	24,500,000	24,500,000	0.374359	91,717.96			
	THD	25,900,000	25,900,000	0.111814	28,959.83	7.16 %		THD	24,500,000	24,500,000	0.110306	27,024.97			
	ACT	25,900,000	25,900,000	0.104800	27,143.20	4.72 %		ACT	24,500,000	24,500,000	0.105800	25,921.00			
<b>Total</b>						<b>563,759.87</b>	<b>3.34 %</b>	<b>Total</b>						<b>545,532.93</b>	

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	35,400,000	24,500,000	35,400,000	24,500,000	0.925200	1.102700	327,520.80	270,161.50	44.49 %	44.49 %	-16.10 %	21.23 %		
CAT	35,400,000	24,500,000	35,400,000	24,500,000	0.524017	0.533500	185,502.02	130,707.50	44.49 %	44.49 %	-1.78 %	41.92 %		
TCO	35,400,000	24,500,000	35,400,000	24,500,000	0.375845	0.374359	133,049.13	91,717.96	44.49 %	44.49 %	0.40 %	45.06 %		
THD	35,400,000	24,500,000	35,400,000	24,500,000	0.118023	0.110306	41,780.14	27,024.97	44.49 %	44.49 %	7.00 %	54.60 %		
ACT	35,400,000	24,500,000	35,400,000	24,500,000	0.103400	0.105800	36,603.60	25,921.00	44.49 %	44.49 %	-2.27 %	41.21 %		
<b>Total</b>									<b>724,455.69</b>				<b>545,532.93</b>	<b>32.80 %</b>

**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](http://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 HABLE ESPAÑOL.**