

Parcelytics — Tax Due Diligence Report

5404 FRYMAN HILL DR DEL VALLE, TX 78617 · Geo ID 0328430707

Generated July 26, 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 Preliminary	2025 Certified	Change
Market Value	\$321,910	\$341,169	-5.6%
Assessed Value	—	\$331,395	—
Taxable Value	—	\$331,395	—

2026 column: Preliminary — subject to change until certification. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.3986%	Verified
Total Tax	\$1,360	Verified
Assessment Ratio	97.1%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Travis County	0.3758%	\$458.14
City of Austin	0.5240%	\$383.14
Del Valle ISD	0.9489%	\$381.07
Travis Central Health	0.1180%	\$94.32
Austin Community College	0.1034%	\$43.33

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	\$243,408	\$226,347	\$3,281	Verified
2022	\$401,620	\$248,982	\$3,311	Verified
2023	\$393,222	\$273,880	\$2,189	Verified
2024	\$353,926	\$301,268	\$2,240	Verified
2025	\$341,169	\$331,395	\$1,360	Verified
2026	\$321,910	\$321,910	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount
2024 Total	\$2,240
Value Change	+\$611
Rate Change	+\$62
Exemption Change	-\$1,553
2025 Total	\$1,360

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.

Generated by Parcelytics. This report reflects the most recent verified county data available in the system at the time of generation and is not an official TCAD or Travis County Tax Office document.