Parcelytics — Tax Due Diligence Report

21188 BLAKE-MANOR RD TX 78653 · Geo ID 0202800304

Generated September 17, 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	$3,845,409	$3,114,325	+23.5%
Assessed Value	—	$395,458	—
Taxable Value	—	$175,003	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.0634%	Partial — Total Tax is not fully verified
Total Tax	$1,973	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	12.7%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Del Valle ISD	0.9489%	$670.81
Travis County	0.3758%	$657.74
Travis County ESD # 12	0.1000%	$395.46
Travis Central Health	0.1180%	$157.00
Austin Community College	0.1034%	$92.14

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$239,783	$10,857	$3,775	Verified
2022	$559,217	$13,781	$3,880	Verified
2023	$749,381	$13,781	$2,629	Verified
2024	$805,961	$31,512	$2,749	Verified
2025	$3,114,325	$395,458	$1,973	Partial — Billing is not fully verified
2026	$3,845,409	$409,841	—	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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