

# Parcelytics — Tax Due Diligence Report

19624 BLAKE-MANOR RD D TX 78653 · Geo ID 0213790213

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   | \$704,666      | \$764,775      | -7.9%  |
| Assessed Value | —              | \$764,775      | —      |
| Taxable Value  | —              | \$764,775      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.7787%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$13,603 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Manor ISD                | 1.0814% | \$8,270.27 |
| Travis County            | 0.3758% | \$2,874.38 |
| Travis Central Health    | 0.1180% | \$902.61   |
| Austin Community College | 0.1034% | \$790.78   |
| Travis County ESD # 12   | 0.1000% | \$764.78   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$147,194    | \$400,234      | \$12,613  | Partial — Appraisal is not fully verified |
| 2022 | \$628,886    | \$410,152      | \$13,887  | Verified                                  |
| 2023 | \$729,334    | \$410,152      | \$12,299  | Verified                                  |
| 2024 | \$752,074    | \$562,022      | \$14,754  | Verified                                  |
| 2025 | \$764,775    | \$764,775      | \$13,603  | Partial — Billing is not fully verified   |
| 2026 | \$704,666    | \$704,666      | —         | 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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