

# Parcelytics — Tax Due Diligence Report

13528 COOMES DR DEL VALLE, TX 78617 · Geo ID 0328461647

Generated September 20, 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   | \$192,729      | \$224,420      | -14.1% |
| Assessed Value | —              | \$224,420      | —      |
| Taxable Value  | —              | \$36,316       | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.1641% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$368   | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity | Rate    | Amount Due |
|---------------|---------|------------|
| Del Valle ISD | 0.9489% | \$231.72   |
| Travis County | 0.3758% | \$136.49   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$152,162    | \$30,000       | \$1,856   | Verified                                |
| 2022 | \$183,228    | \$30,000       | \$1,906   | Verified                                |
| 2023 | \$299,144    | \$30,000       | \$700     | Verified                                |
| 2024 | \$289,600    | \$30,000       | \$652     | Verified                                |
| 2025 | \$224,420    | \$224,420      | \$368     | Partial — Billing is not fully verified |
| 2026 | \$192,729    | \$192,729      | —         | 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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