

Parcelytics — Tax Due Diligence Report

13304 GUARNERE DR DEL VALLE, TX 78617 · Geo ID 0330460504
Generated September 19, 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	\$358,633	\$378,543	-5.3%
Assessed Value	—	\$341,471	—
Taxable Value	—	\$273,177	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.3315%	Partial — Total Tax is not fully verified
Total Tax	\$5,040	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	90.2%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Del Valle ISD	0.9489%	\$1,911.76
City of Austin	0.5240%	\$1,431.49
Travis County	0.3758%	\$1,026.72
Austin Community College	0.1034%	\$347.91
Travis Central Health	0.1180%	\$322.41

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	\$240,738	\$30,000	\$4,627	Verified
2022	\$275,894	\$30,000	\$4,619	Verified
2023	\$443,561	\$30,000	\$4,022	Verified
2024	\$429,725	\$30,000	\$4,717	Verified
2025	\$378,543	\$341,471	\$5,040	Partial — Billing is not fully verified
2026	\$358,633	\$358,633	—	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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