

# Parcelytics — Tax Due Diligence Report

14509 REYNERO LN DEL VALLE, TX 78617 · Geo ID 0364310238

Generated September 16, 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   | \$577,540      | \$837,931      | -31.1% |
| Assessed Value | —              | \$653,203      | —      |
| Taxable Value  | —              | \$653,203      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.2661%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$10,609 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 78.0%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Del Valle ISD            | 0.9489% | \$5,764.95 |
| Travis County            | 0.3758% | \$2,283.41 |
| Travis Central Health    | 0.1180% | \$717.04   |
| Austin Community College | 0.1034% | \$628.20   |
| Travis County ESD # 11   | 0.1000% | \$607.54   |
| Travis County ESD # 15   | 0.1000% | \$607.54   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$176,074    | \$236,582      | \$6,728   | Partial — Appraisal is not fully verified |
| 2022 | \$415,488    | \$280,026      | \$7,213   | Verified                                  |
| 2023 | \$502,042    | \$311,140      | \$7,045   | Verified                                  |
| 2024 | \$531,912    | \$445,869      | \$8,671   | Verified                                  |
| 2025 | \$837,931    | \$653,203      | \$10,609  | Partial — Billing is not fully verified   |
| 2026 | \$577,540    | \$577,540      | —         | 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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