

# Parcelytics — Tax Due Diligence Report

11217 DOYLE OVERTON RD DEL VALLE, TX 78617 · Geo ID 0364310411

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   | \$478,085      | \$506,411      | -5.6%  |
| Assessed Value | —              | \$434,307      | —      |
| Taxable Value  | —              | \$347,446      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.1495% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$5,821 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 85.8%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Del Valle ISD            | 0.9489% | \$2,792.68 |
| Travis County            | 0.3758% | \$1,305.86 |
| Austin Community College | 0.1034% | \$443.90   |
| Travis County ESD # 11   | 0.1000% | \$434.31   |
| Travis County ESD # 15   | 0.1000% | \$434.31   |
| Travis Central Health    | 0.1180% | \$410.07   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$135,905    | \$276,461      | \$6,094   | Partial — Appraisal is not fully verified |
| 2022 | \$308,410    | \$324,495      | \$6,006   | Partial — Appraisal is not fully verified |
| 2023 | \$358,932    | \$324,495      | \$4,753   | Verified                                  |
| 2024 | \$358,932    | \$470,489      | \$5,553   | Partial — Appraisal is not fully verified |
| 2025 | \$506,411    | \$434,307      | \$5,821   | Partial — Billing is not fully verified   |
| 2026 | \$478,085    | \$477,738      | —         | 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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