

# Parcelytics — Tax Due Diligence Report

17411 E DARLEEN DR LEANDER, TX 78641 · Geo ID 0182550112

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   | \$800,035      | \$1,201,179    | -33.4% |
| Assessed Value | —              | \$1,201,179    | —      |
| Taxable Value  | —              | \$829,435      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.2309%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$14,786 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$7,569.98 |
| Travis County            | 0.3758% | \$3,117.39 |
| Travis County ESD # 01   | 0.1000% | \$1,201.18 |
| Travis County ESD # 07   | 0.1000% | \$1,200.78 |
| Travis Central Health    | 0.1180% | \$929.38   |
| Austin Community College | 0.1034% | \$767.08   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$735,635    | \$228,399      | \$14,733  | Verified                                |
| 2022 | \$884,231    | \$228,399      | \$14,644  | Verified                                |
| 2023 | \$1,427,000  | \$841,470      | \$12,643  | Verified                                |
| 2024 | \$1,380,890  | \$481,720      | \$13,269  | Verified                                |
| 2025 | \$1,201,179  | \$1,201,179    | \$14,786  | Partial — Billing is not fully verified |
| 2026 | \$800,035    | \$800,035      | —         | 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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