

# Parcelytics — Tax Due Diligence Report

10316 W DARLEEN DR LEANDER, TX 78641 · Geo ID 0184550110

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   | \$788,490      | \$1,421,078    | -44.5% |
| Assessed Value | —              | \$1,214,343    | —      |
| Taxable Value  | —              | \$828,254      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.5925% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$8,420 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 85.5%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Travis County            | 0.3758% | \$3,112.95 |
| Leander ISD              | 1.0869% | \$1,278.94 |
| Travis County ESD # 01   | 0.1000% | \$1,214.34 |
| Travis County ESD # 07   | 0.1000% | \$1,213.94 |
| Travis Central Health    | 0.1180% | \$927.98   |
| Austin Community College | 0.1034% | \$671.89   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$754,012    | \$219,659      | \$8,091   | Verified                                |
| 2022 | \$882,281    | \$219,659      | \$8,000   | Verified                                |
| 2023 | \$1,459,251  | \$809,270      | \$7,782   | Verified                                |
| 2024 | \$1,417,475  | \$462,440      | \$8,397   | Verified                                |
| 2025 | \$1,421,078  | \$1,214,343    | \$8,420   | Partial — Billing is not fully verified |
| 2026 | \$788,490    | \$788,490      | —         | 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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