

# Parcelytics — Tax Due Diligence Report

21618 HIGHCLIMB CT LEANDER, TX 78641 · Geo ID 0500700120

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   | \$393,751      | \$404,595      | -2.7%  |
| Assessed Value | —              | \$386,048      | —      |
| Taxable Value  | —              | \$308,838      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.3261% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$5,366 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 95.4%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$2,674.30 |
| Travis County            | 0.3758% | \$1,160.75 |
| Austin Community College | 0.1034% | \$394.00   |
| Travis County ESD # 01   | 0.1000% | \$386.05   |
| Travis County ESD # 07   | 0.1000% | \$385.92   |
| Travis Central Health    | 0.1180% | \$364.50   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$109,410    | \$75,304       | \$2,191   | Verified                                  |
| 2022 | \$108,975    | \$305,900      | \$6,096   | Partial — Appraisal is not fully verified |
| 2023 | \$350,378    | \$305,900      | \$4,898   | Verified                                  |
| 2024 | \$350,378    | \$305,900      | \$5,019   | Verified                                  |
| 2025 | \$404,595    | \$386,048      | \$5,366   | Partial — Billing is not fully verified   |
| 2026 | \$393,751    | \$393,751      | —         | 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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