

# Parcelytics — Tax Due Diligence Report

WHITETAIL PASS TX 78641 · Geo ID 0501470501

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   | \$3,053,438    | \$7,092,743    | -56.9% |
| Assessed Value | —              | \$3,020,128    | —      |
| Taxable Value  | —              | \$3,020,128    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.0659%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$75,599 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 42.6%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Leander ISD              | 1.0869% | \$32,825.77 |
| City of Leander          | 0.4173% | \$12,476.43 |
| Travis County MUD #20    | 0.4100% | \$12,258.70 |
| Travis County            | 0.3758% | \$11,351.00 |
| Travis Central Health    | 0.1180% | \$3,564.45  |
| Austin Community College | 0.1034% | \$3,122.81  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | —            | —              | \$538     | N/A                                     |
| 2022 | —            | —              | \$56,265  | N/A                                     |
| 2023 | —            | —              | \$52,139  | N/A                                     |
| 2024 | —            | —              | \$63,205  | N/A                                     |
| 2025 | \$7,092,743  | \$3,020,128    | \$75,599  | Partial — Billing is not fully verified |
| 2026 | \$3,053,438  | \$1,306,889    | —         | 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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