

# Parcelytics — Tax Due Diligence Report

3720 VENEZIA VIEW LEANDER, TX 78641 · Geo ID 0502500220

Generated September 20, 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   | \$949,121      | \$1,195,734    | -20.6% |
| Assessed Value | —              | \$1,172,862    | —      |
| Taxable Value  | —              | \$938,290      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.1998%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$26,304 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 98.1%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Leander ISD              | 1.0869% | \$11,226.18 |
| City of Leander          | 0.4173% | \$4,845.20  |
| Travis County MUD # 21   | 0.3750% | \$4,398.23  |
| Travis County            | 0.3758% | \$3,526.52  |
| Austin Community College | 0.1034% | \$1,200.61  |
| Travis Central Health    | 0.1180% | \$1,107.40  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$755,000    | \$227,500      | \$21,724  | Verified                                  |
| 2022 | \$849,700    | \$928,125      | \$22,318  | Partial — Appraisal is not fully verified |
| 2023 | \$1,489,144  | \$594,000      | \$22,092  | Verified                                  |
| 2024 | \$1,157,974  | \$481,250      | \$23,727  | Verified                                  |
| 2025 | \$1,195,734  | \$1,172,862    | \$26,304  | Partial — Billing is not fully verified   |
| 2026 | \$949,121    | \$949,121      | —         | 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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