Parcelytics — Tax Due Diligence Report

NOVARA TRL 78641 · Geo ID 0502550714

Generated September 19, 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	$1,090,617	$1,179,366	-7.5%
Assessed Value	—	$1,179,366	—
Taxable Value	—	$1,179,366	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.5114%	Partial — Total Tax is not fully verified
Total Tax	$29,619	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Leander ISD	1.0869%	$12,818.53
City of Leander	0.4173%	$4,921.28
Travis County MUD #19	0.4100%	$4,835.40
Travis County	0.3758%	$4,432.59
Travis Central Health	0.1180%	$1,391.92
Austin Community College	0.1034%	$1,219.46

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2023	—	$220,000	$5,335	N/A
2024	—	$242,000	$5,936	N/A
2025	$1,179,366	$1,179,366	$29,619	Partial — Billing is not fully verified
2026	$1,090,617	$1,090,617	—	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.