

# Parcelytics — Tax Due Diligence Report

PORT BARI CT TX 78641 · Geo ID 0504530803

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   | \$1,206,018    | \$1,243,026    | -3.0%  |
| Assessed Value | —              | \$1,243,026    | —      |
| Taxable Value  | —              | \$994,421      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                              |
|--------------------|----------|----------------------------------------------------------------|
| Effective Tax Rate | 2.2501%  | Verified                                                       |
| Total Tax          | \$27,969 | Verified                                                       |
| Delinquent Taxes   | \$20,602 | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Leander ISD              | 1.0869% | \$11,988.79 |
| City of Leander          | 0.4173% | \$5,135.06  |
| Travis County MUD # 21   | 0.3750% | \$4,661.35  |
| Travis County            | 0.3758% | \$3,737.48  |
| Austin Community College | 0.1034% | \$1,272.44  |
| Travis Central Health    | 0.1180% | \$1,173.65  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$71,500     | \$57,200       | \$4,436   | Verified                                  |
| 2022 | \$194,767    | \$990,000      | \$40,754  | Partial — Appraisal is not fully verified |
| 2023 | \$1,594,421  | \$990,000      | \$37,951  | Verified                                  |
| 2024 | \$1,801,591  | \$412,500      | \$25,533  | Verified                                  |
| 2025 | \$1,243,026  | \$1,243,026    | \$27,969  | Verified                                  |
| 2026 | \$1,206,018  | \$1,206,018    | —         | N/A                                       |

### Why This Bill Changed (2024 to 2025)

| Effect           | Amount    |
|------------------|-----------|
| 2024 Total       | \$25,533  |
| Value Change     | +\$20,123 |
| Rate Change      | +\$562    |
| Exemption Change | -\$18,249 |
| 2025 Total       | \$27,969  |

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### 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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