

# Parcelytics — Tax Due Diligence Report

4529 VIA ROMA PASS TX 78641 · Geo ID 0504550709

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   | \$1,109,880    | \$1,205,406    | -7.9%  |
| Assessed Value | —              | \$1,141,551    | —      |
| Taxable Value  | —              | \$1,141,551    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.4001%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$28,931 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 94.7%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Leander ISD              | 1.0869% | \$12,407.52 |
| Travis County MUD #19    | 0.4100% | \$4,942.16  |
| City of Leander          | 0.4173% | \$4,763.49  |
| Travis County            | 0.3758% | \$4,290.46  |
| Travis Central Health    | 0.1180% | \$1,347.29  |
| Austin Community College | 0.1034% | \$1,180.36  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$52,000     | \$41,601       | \$1,499   | Verified                                  |
| 2022 | \$62,722     | \$242,000      | \$23,516  | Partial — Appraisal is not fully verified |
| 2023 | \$949,777    | \$242,000      | \$27,849  | Verified                                  |
| 2024 | \$1,199,104  | \$242,000      | \$31,112  | Verified                                  |
| 2025 | \$1,205,406  | \$1,141,551    | \$28,931  | Partial — Billing is not fully verified   |
| 2026 | \$1,109,880  | \$1,063,440    | —         | 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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