

# Parcelytics — Tax Due Diligence Report

1412 POSITANO PASS LEANDER, TX 78641 · Geo ID 0510550201

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   | \$762,799      | \$887,778      | -14.1% |
| Assessed Value | —              | \$802,316      | —      |
| Taxable Value  | —              | \$641,853      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.9727%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$17,513 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 90.4%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$7,198.71 |
| City of Leander          | 0.4173% | \$3,314.44 |
| Travis County MUD # 21   | 0.3750% | \$3,008.69 |
| Travis County            | 0.3758% | \$2,412.37 |
| Austin Community College | 0.1034% | \$821.30   |
| Travis Central Health    | 0.1180% | \$757.53   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$498,175    | \$65,000       | \$14,220  | Verified                                  |
| 2022 | \$657,119    | \$825,000      | \$14,553  | Partial — Appraisal is not fully verified |
| 2023 | \$1,314,673  | \$825,000      | \$14,200  | Verified                                  |
| 2024 | \$1,408,323  | \$343,750      | \$15,887  | Verified                                  |
| 2025 | \$887,778    | \$802,316      | \$17,513  | Partial — Billing is not fully verified   |
| 2026 | \$762,799    | \$762,799      | —         | 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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