

# Parcelytics — Tax Due Diligence Report

1124 POSITANO PASS LEANDER, TX 78641 · Geo ID 0510550224

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   | \$827,581      | \$922,590      | -10.3% |
| Assessed Value | —              | \$906,863      | —      |
| Taxable Value  | —              | \$725,490      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.1671%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$19,993 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 98.3%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$8,335.03 |
| City of Leander          | 0.4173% | \$3,746.33 |
| Travis County MUD # 21   | 0.3750% | \$3,400.74 |
| Travis County            | 0.3758% | \$2,726.72 |
| Austin Community College | 0.1034% | \$928.32   |
| Travis Central Health    | 0.1180% | \$856.25   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$613,798    | \$65,000       | \$16,117  | Verified                                |
| 2022 | \$619,400    | \$275,000      | \$16,516  | Verified                                |
| 2023 | \$731,816    | \$275,000      | \$16,194  | Verified                                |
| 2024 | \$910,166    | \$343,750      | \$18,099  | Verified                                |
| 2025 | \$922,590    | \$906,863      | \$19,993  | Partial — Billing is not fully verified |
| 2026 | \$827,581    | \$827,581      | —         | 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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