

# Parcelytics — Tax Due Diligence Report

4516 MODENA BAY BN TX 78641 · Geo ID 0510580123

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   | \$642,577      | \$613,629      | +4.7%  |
| Assessed Value | —              | \$613,629      | —      |
| Taxable Value  | —              | \$535,671      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                              |
|--------------------|----------|----------------------------------------------------------------|
| Effective Tax Rate | 2.2675%  | Verified                                                       |
| Total Tax          | \$13,914 | Verified                                                       |
| Delinquent Taxes   | \$10,451 | 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% | \$5,728.33 |
| City of Leander          | 0.4173% | \$2,478.51 |
| Travis County MUD #20    | 0.4100% | \$2,447.84 |
| Travis County            | 0.3758% | \$2,013.29 |
| Travis Central Health    | 0.1180% | \$632.21   |
| Austin Community College | 0.1034% | \$614.16   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | —            | \$16,250       | \$453     | N/A                                       |
| 2022 | —            | \$220,000      | \$6,290   | N/A                                       |
| 2023 | \$240,302    | \$275,000      | \$16,158  | Partial — Appraisal is not fully verified |
| 2024 | \$701,655    | \$275,000      | \$14,610  | Verified                                  |
| 2025 | \$613,629    | \$613,629      | \$13,914  | Verified                                  |
| 2026 | \$642,577    | \$642,577      | —         | N/A                                       |

Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$14,610 |
| Value Change     | +\$8,306 |
| Rate Change      | +\$324   |
| Exemption Change | -\$9,326 |
| 2025 Total       | \$13,914 |

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.

Generated by Parcelytics. This report reflects the most recent verified county data available in the system at the time of generation and is not an official TCAD or Travis County Tax Office document.