Parcelytics — Tax Due Diligence Report

14405 ROCK CLIFF DR LEANDER, TX 78641 · Geo ID 0525771406

Generated September 17, 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	$551,120	$409,458	+34.6%
Assessed Value	—	$409,458	—
Taxable Value	—	$409,458	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.8841%	Partial — Total Tax is not fully verified
Total Tax	$7,715	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Leander ISD	1.0869%	$4,450.40
Travis County	0.3758%	$1,538.93
Travis Central Health	0.1180%	$483.25
Austin Community College	0.1034%	$423.38
Travis County ESD # 01	0.1000%	$409.46
Travis County ESD # 07	0.1000%	$409.32

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$144,043	$74,950	$2,265	Verified
2022	—	$352,500	$2,176	N/A
2023	$441,083	$370,000	$7,358	Verified
2024	$456,240	$370,000	$8,870	Verified
2025	$409,458	$409,458	$7,715	Partial — Billing is not fully verified
2026	$551,120	$491,350	—	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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