

# Parcelytics — Tax Due Diligence Report

4701 BEE CAVE RD TX 78746 · Geo ID 0113190419

Generated July 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 Preliminary | 2025 Certified | Change |
|----------------|------------------|----------------|--------|
| Market Value   | \$8,682,834      | \$8,497,781    | +2.2%  |
| Assessed Value | —                | \$8,497,781    | —      |
| Taxable Value  | —                | \$8,497,781    | —      |

2026 column: Preliminary — subject to change until certification. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6379%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$139,181 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity           | Rate    | Amount Due  |
|-------------------------|---------|-------------|
| Eanes ISD               | 0.8322% | \$70,718.53 |
| Travis County           | 0.3758% | \$31,938.48 |
| City of West Lake Hills | 0.1768% | \$15,022.63 |
| Travis Central Health   | 0.1180% | \$10,029.34 |
| Travis County ESD # 09  | 0.0758% | \$6,441.32  |
| WCID # 10               | 0.0592% | \$5,030.69  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$7,380,600  | \$7,380,600    | \$130,384 | Verified                                |
| 2022 | \$8,611,970  | \$8,611,970    | \$147,439 | Verified                                |
| 2023 | \$8,814,239  | \$8,814,239    | \$141,808 | Verified                                |
| 2024 | \$8,244,808  | \$8,244,808    | \$135,950 | Verified                                |
| 2025 | \$8,497,781  | \$8,497,781    | \$139,181 | Partial — Billing is not fully verified |
| 2026 | \$8,682,834  | \$8,682,834    | —         | 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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