

# Parcelytics — Tax Due Diligence Report

2026 BEE CREEK RD SPICEWOOD, TX 78669 · Geo ID 0142960137

Generated July 21, 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   | \$1,316,414      | \$1,530,000    | -14.0% |
| Assessed Value | —                | \$305,808      | —      |
| Taxable Value  | —                | \$305,808      | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.0471% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$720   | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 20.0%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lake Travis ISD        | 1.0397% | \$281.15   |
| Travis County ESD # 08 | 0.0930% | \$166.56   |
| Travis County ESD # 16 | 0.0775% | \$138.78   |
| Travis County          | 0.3758% | \$101.63   |
| Travis Central Health  | 0.1180% | \$31.91    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$979,290    | \$368,387      | \$2,425   | Verified                                  |
| 2022 | \$979,290    | \$1,249,519    | \$4,840   | Partial — Appraisal is not fully verified |
| 2023 | \$1,930,956  | \$1,693,731    | \$2,931   | Verified                                  |
| 2024 | \$1,530,000  | \$1,530,000    | \$5,770   | Verified                                  |
| 2025 | \$1,530,000  | \$305,808      | \$720     | Partial — Billing is not fully verified   |
| 2026 | \$1,316,414  | \$204,606      | —         | 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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