Parcelytics — Tax Due Diligence Report

4201 BEE CAVE RD TX 78746 · Geo ID 0111190121

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	$7,628,927	$7,781,977	-2.0%
Assessed Value	—	$7,781,977	—
Taxable Value	—	$7,781,977	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.5259%	Partial — Total Tax is not fully verified
Total Tax	$118,744	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Eanes ISD	0.8322%	$60,334.50
Travis County	0.3758%	$27,248.76
City of West Lake Hills	0.1768%	$12,816.77
Travis Central Health	0.1180%	$8,556.67
Travis County ESD # 09	0.0758%	$5,495.50
WCID # 10	0.0592%	$4,292.00

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$11,488,700	$3,240,945	$199,729	Verified
2022	$11,306,000	$3,240,945	$188,955	Verified
2023	$11,000,000	$3,240,945	$138,148	Verified
2024	$8,586,777	$3,240,945	$125,692	Verified
2025	$7,781,977	$7,781,977	$118,744	Partial — Billing is not fully verified
2026	$7,628,927	$7,628,927	—	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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