

# Parcelytics — Tax Due Diligence Report

4407 BEE CAVE RD 2 TX 78746 · Geo ID 0113190803  
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   | \$1,647,155    | \$1,760,481    | -6.4%  |
| Assessed Value | —              | \$1,760,481    | —      |
| Taxable Value  | —              | \$1,760,481    | —      |

2026 column: Verified. 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          | \$28,834 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity           | Rate    | Amount Due  |
|-------------------------|---------|-------------|
| Eanes ISD               | 0.8322% | \$14,650.72 |
| Travis County           | 0.3758% | \$6,616.68  |
| City of West Lake Hills | 0.1768% | \$3,112.23  |
| Travis Central Health   | 0.1180% | \$2,077.77  |
| Travis County ESD # 09  | 0.0758% | \$1,334.44  |
| WCID # 10               | 0.0592% | \$1,042.20  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,491,000  | \$330,100      | \$27,488  | Verified                                |
| 2022 | \$1,556,000  | \$330,100      | \$28,624  | Verified                                |
| 2023 | \$1,671,955  | \$330,100      | \$28,129  | Verified                                |
| 2024 | \$1,748,381  | \$330,100      | \$25,473  | Verified                                |
| 2025 | \$1,760,481  | \$1,760,481    | \$28,834  | Partial — Billing is not fully verified |
| 2026 | \$1,647,155  | \$1,647,155    | —         | 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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