

# Parcelytics — Tax Due Diligence Report

6111 BEE CAVE RD TX 78746 · Geo ID 0115230101

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   | \$660,728      | \$691,655      | -4.5%  |
| Assessed Value | —              | \$691,655      | —      |
| Taxable Value  | —              | \$691,655      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.4611%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$10,106 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Eanes ISD              | 0.8322% | \$5,755.95 |
| Travis County          | 0.3758% | \$2,599.55 |
| Travis Central Health  | 0.1180% | \$816.31   |
| Travis County ESD # 09 | 0.0758% | \$524.27   |
| WCID # 10              | 0.0592% | \$409.46   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$577,926    | \$326,480      | \$9,907   | Verified                                |
| 2022 | \$586,900    | \$326,480      | \$9,165   | Verified                                |
| 2023 | \$586,900    | \$326,480      | \$9,325   | Verified                                |
| 2024 | \$652,000    | \$326,480      | \$10,166  | Verified                                |
| 2025 | \$691,655    | \$691,655      | \$10,106  | Partial — Billing is not fully verified |
| 2026 | \$660,728    | \$660,728      | —         | 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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