

# Parcelytics — Tax Due Diligence Report

6106 BEE CAVE RD TX 78746 · Geo ID 0117230120

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   | \$41,340,434   | \$35,258,695   | +17.2% |
| Assessed Value | —              | \$35,258,695   | —      |
| Taxable Value  | —              | \$35,258,695   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.3799%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$486,536 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due   |
|------------------------|---------|--------------|
| Eanes ISD              | 0.8322% | \$277,122.60 |
| Travis County          | 0.3758% | \$125,156.39 |
| Travis Central Health  | 0.1180% | \$39,301.66  |
| Travis County ESD # 09 | 0.0758% | \$25,241.40  |
| WCID # 10              | 0.0592% | \$19,713.60  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$67,239,800 | \$6,648,998    | \$1,097,671 | Verified                                |
| 2022 | \$65,028,700 | \$6,648,998    | \$1,110,128 | Verified                                |
| 2023 | \$71,000,000 | \$6,648,998    | \$796,641   | Verified                                |
| 2024 | \$55,500,000 | \$6,648,998    | \$567,846   | Verified                                |
| 2025 | \$35,258,695 | \$35,258,695   | \$486,536   | Partial — Billing is not fully verified |
| 2026 | \$41,340,434 | \$41,340,434   | —           | 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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