

# Parcelytics — Tax Due Diligence Report

11612 BEE CAVE RD TX 78746 · Geo ID 0121551111

Generated September 16, 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   | \$6,041,948    | \$6,729,081    | -10.2% |
| Assessed Value | —              | \$6,729,081    | —      |
| Taxable Value  | —              | \$6,729,081    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.7587%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$118,342 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Lake Travis ISD        | 1.0397% | \$69,962.26 |
| Travis County          | 0.3758% | \$25,290.91 |
| Lake Pointe MUD        | 0.1347% | \$9,064.07  |
| Travis Central Health  | 0.1180% | \$7,941.86  |
| Travis County ESD # 06 | 0.0904% | \$6,083.02  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$8,800,000  | \$2,283,740    | \$185,607 | Verified                                |
| 2022 | \$9,465,000  | \$2,283,740    | \$187,145 | Verified                                |
| 2023 | \$10,026,590 | \$2,283,740    | \$153,817 | Verified                                |
| 2024 | \$9,033,489  | \$2,283,740    | \$131,221 | Verified                                |
| 2025 | \$6,729,081  | \$6,729,081    | \$118,342 | Partial — Billing is not fully verified |
| 2026 | \$6,041,948  | \$6,041,948    | —         | 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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