

# Parcelytics — Tax Due Diligence Report

12701 GALLERIA PARKWAY TX 78738 · Geo ID 0121600706

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   | \$64,466,021   | \$67,692,213   | -4.8%  |
| Assessed Value | —              | \$67,692,213   | —      |
| Taxable Value  | —              | \$67,692,213   | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.9331%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$1,308,587 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity                      | Rate    | Amount Due   |
|------------------------------------|---------|--------------|
| Lake Travis ISD                    | 1.0397% | \$703,795.94 |
| Travis County                      | 0.3758% | \$254,417.80 |
| Travis County Bee Cave Rd Dist # 1 | 0.2892% | \$195,749.63 |
| Travis Central Health              | 0.1180% | \$79,892.38  |
| Travis County ESD # 06             | 0.0904% | \$61,193.08  |
| City of Bee Cave                   | 0.0200% | \$13,538.44  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$3,711      | \$3,711        | \$1,202,319 | Verified                                |
| 2022 | —            | \$3,682        | \$1,422,604 | N/A                                     |
| 2023 | \$85,900,000 | \$3,682        | \$1,443,048 | Verified                                |
| 2024 | \$95,700,000 | \$3,682        | \$1,318,747 | Verified                                |
| 2025 | \$67,692,213 | \$67,692,213   | \$1,308,587 | Partial — Billing is not fully verified |
| 2026 | \$64,466,021 | \$64,466,021   | —           | 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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