Parcelytics — Tax Due Diligence Report

6501 MADRONE TREE LN 78738 · Geo ID 0121860205

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	$251,651	$446,162	-43.6%
Assessed Value	—	$446,162	—
Taxable Value	—	$446,162	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	2.6240%	Verified
Total Tax	$11,707	Verified

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Lake Travis ISD	1.0397%	$4,638.75
Lazy Nine MUD #1A	1.0000%	$4,461.62
Travis County	0.3758%	$1,676.88
Travis Central Health	0.1180%	$526.57
Travis County ESD # 06	0.0904%	$403.33

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2022	—	$225,000	$6,110	N/A
2023	—	$440,648	$8,969	N/A
2024	—	$446,162	$11,625	N/A
2025	$446,162	$446,162	$11,707	Verified
2026	$251,651	$251,651	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount
2024 Total	$11,625

Value Change	+$0
Rate Change	+$82
Exemption Change	+$0
2025 Total	$11,707

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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