Parcelytics — Tax Due Diligence Report

24723 BINGHAM RD TX 78641 · Geo ID 0533770105

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	$540,136	$599,509	-9.9%
Assessed Value	—	$330,682	—
Taxable Value	—	$121,326	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.4767%	Partial — Total Tax is not fully verified
Total Tax	$2,858	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	55.2%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Leander ISD	1.0869%	$1,387.78
Travis County	0.3758%	$456.00
Travis County ESD # 01	0.1000%	$330.68
Travis County ESD # 07	0.1000%	$330.57
Austin Community College	0.1034%	$259.21
Travis Central Health	0.1180%	$93.65

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$205,327	$381,682	$3,991	Partial — Appraisal is not fully verified
2022	$466,900	$557,506	$4,169	Partial — Appraisal is not fully verified
2023	$799,029	$557,506	$3,575	Verified
2024	$645,622	$640,725	$4,142	Verified
2025	$599,509	$330,682	$2,858	Partial — Billing is not fully verified
2026	$540,136	$540,136	—	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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