

Blanco CAD Property Search

Property Details

Account		
Property ID:	86198	Geographic ID: 8810086190112
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	STAR POINT CIR BLANCO, TX 78606	
Map ID:		Mapsco:
Legal Description:	MAJESTIC HILLS RANCH , BLK 02 , LOT 112 , ACRES 7.66	
Abstract/Subdivision:	MAJ	
Neighborhood:		
Owner		
Owner ID:	128947	
Name:	KANAANIAN BAYAN	
Agent:		
Mailing Address:	REGINALD HODGES 501 SAUNOOKE ST HARKER HEIGHTS, TX 76548	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$48,000 (+)
Agricultural Market Valuation:	\$319,680 (+)
Market Value:	\$367,680 (=)
Agricultural Value Loss: ?	\$318,980 (-)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)

Appraised Value:	\$48,700
Ag Use Value:	\$700

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Please search "Last Name First Name" no comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: KANAANIAN BAYAN **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
FBL	ESD #2	0.100000	\$367,680	\$48,700	\$48.70	
GBL	BLANCO COUNTY	0.375232	\$367,680	\$48,700	\$182.74	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$367,680	\$48,700	\$7.88	
SBL	BLANCO ISD	0.858000	\$367,680	\$48,700	\$417.85	

Total Tax Rate: 1.349408

Estimated Taxes With Exemptions: \$657.17

Estimated Taxes Without Exemptions: \$4,961.50

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
MAJ	MAJESTIC HILLS RANCH	1.00	43,560.00	0.00	0.00	\$48,000	\$0
MAJ	MAJESTIC HILLS RANCH	6.66	290,109.60	0.00	0.00	\$319,680	\$700

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$367,680	\$700	\$0	\$48,700
2024	\$0	\$367,680	\$690	\$0	\$48,690
2023	\$0	\$402,150	\$680	\$0	\$53,180
2022	\$0	\$316,980	\$680	\$0	\$47,930
2021	\$0	\$223,060	\$680	\$0	\$33,930

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/2/2025	F	FORECLOSURE SALE	KANAANIAN BAYAN	BUESCHER STEPHEN			252918
10/20/2020	WV	WARRANTY W/ VENDORS LIEN	LSLP MAJESTIC HILLS RANCH LLC	KANAANIAN BAYAN			204209
2/1/2019	WV	WARRANTY W/ VENDORS LIEN	DITTMAN MERKA FAMILY	LSLP MAJESTIC HILLS RANCH LLC			190342

Estimated Tax Due

If Paid:

\$ Pay 2025 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2025	ESD #2	0.100000	\$367,680	\$48,700	\$48.70	\$0.00	\$48.70	\$0.00	\$0.00
2025	BLANCO COUNTY	0.375232	\$367,680	\$48,700	\$182.74	\$0.00	\$182.74	\$0.00	\$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	\$367,680	\$48,700	\$7.88	\$0.00	\$7.88	\$0.00	\$0.00
2025	BLANCO ISD	0.858000	\$367,680	\$48,700	\$417.85	\$0.00	\$417.85	\$0.00	\$0.00
	2025 Total:	1.349408			\$657.17	\$0.00	\$657.17	\$0.00	\$0.00
2024	ESD #2	0.100000	\$367,680	\$48,690	\$48.69	\$48.69	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$367,680	\$48,690	\$180.15	\$180.15	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$367,680	\$48,690	\$8.12	\$8.12	\$0.00	\$0.00	\$0.00
2024	BLANCO ISD	0.791900	\$367,680	\$48,690	\$385.57	\$385.57	\$0.00	\$0.00	\$0.00
	2024 Total:	1.278571			\$622.53	\$622.53	\$0.00	\$0.00	\$0.00
2023	ESD #2	0.100000	\$402,150	\$53,180	\$53.18	\$53.18	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	0.365097	\$402,150	\$53,180	\$194.16	\$194.16	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$402,150	\$53,180	\$9.31	\$9.31	\$0.00	\$0.00	\$0.00
2023	BLANCO ISD	0.794200	\$402,150	\$53,180	\$422.36	\$422.36	\$0.00	\$0.00	\$0.00
	2023 Total:	1.276795			\$679.01	\$679.01	\$0.00	\$0.00	\$0.00
2022	ESD #2	0.100000	\$316,980	\$47,930	\$47.93	\$47.93	\$0.00	\$0.00	\$0.00
2022	BLANCO COUNTY	0.341710	\$316,980	\$47,930	\$163.78	\$163.78	\$0.00	\$0.00	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$316,980	\$47,930	\$9.65	\$9.65	\$0.00	\$0.00	\$0.00
2022	BLANCO ISD	0.979600	\$316,980	\$47,930	\$469.52	\$469.52	\$0.00	\$0.00	\$0.00

	2022 Total:	1.441437			\$690.88	\$690.88	\$0.00	\$0.00	\$0.00
2021	ESD #2	0.100000	\$223,060	\$33,930	\$33.93	\$33.93	\$0.00	\$0.00	\$0.00
2021	BLANCO COUNTY	0.390000	\$223,060	\$33,930	\$132.33	\$132.33	\$0.00	\$0.00	\$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	\$223,060	\$33,930	\$7.50	\$7.50	\$0.00	\$0.00	\$0.00
2021	BLANCO ISD	0.997000	\$223,060	\$33,930	\$338.28	\$338.28	\$0.00	\$0.00	\$0.00
	2021 Total:	1.509100			\$512.04	\$512.04	\$0.00	\$0.00	\$0.00