

Blanco CAD Property Search

Property Details

Account		
Property ID:	87207	Geographic ID: 881008718101204
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	195 LILLY BELLE WAY JOHNSON CITY, TX 78636	
Map ID:		Mapsco:
Legal Description:	LEGACY HILLS , BLK 2 , LOT 138 , ACRES 7.53	
Abstract/Subdivision:	LH2	
Neighborhood:	(LEGACY) LEGACY HILLS	
Owner		
Owner ID:	131565	
Name:	LEGACY HILLS JOINT VENTURE #2	
Agent:		
Mailing Address:	PO BOX 1838 JOHNSON CITY, TX 78636	
% 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:	\$58,430 (+)
Agricultural Market Valuation:	\$381,520 (+)
Market Value:	\$439,950 (=)
Agricultural Value Loss: ⓘ	\$380,830 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$59,120

Ag Use Value:	\$690
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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: LEGACY HILLS JOINT VENTURE #2 **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.375232	\$439,950	\$59,120	\$221.84	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$439,950	\$59,120	\$9.56	
NJC	ESD #1	0.100000	\$439,950	\$59,120	\$59.12	
SJC	JOHNSON CITY ISD	0.860800	\$439,950	\$59,120	\$508.90	

Total Tax Rate: 1.352208

Estimated Taxes With Exemptions: \$799.42

Estimated Taxes Without Exemptions: \$5,949.04

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LH1	LEGACY HILLS 1	1.00	43,560.00	0.00	0.00	\$58,430	\$0
LH1	LEGACY HILLS 1	6.53	284,446.80	0.00	0.00	\$381,520	\$690

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$0	\$439,950	\$690	\$0	\$59,120
2025	\$0	\$439,950	\$690	\$0	\$59,120
2024	\$0	\$464,980	\$670	\$0	\$62,420
2023	\$0	\$536,510	\$670	\$0	\$71,920
2022	\$0	\$474,390	\$670	\$0	\$63,670

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/18/2021	W	WARRANTY	LSLP LEGACY HILLS LLC	LEGACY HILLS JOINT VENTURE #2			216761
6/2/2021	W	WARRANTY	MASTER FLAG LP	LSLP LEGACY HILLS LLC			213294
11/5/2020	W	WARRANTY	DS EXCHANGE LLC	MASTER FLAG LP			204553
8/18/2020	C	SPECIAL WARRANTY	MURPHY FAMILY LTD	DS EXCHANGE LLC			203152

Estimated Tax Due

If Paid: 05/20/2026

JUL
17

\$ 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	BLANCO COUNTY	0.375232	\$439,950	\$59,120	\$221.84	\$0.00	\$221.84	\$28.83	\$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	\$439,950	\$59,120	\$9.56	\$0.00	\$9.56	\$1.24	\$0.00
2025	ESD #1	0.100000	\$439,950	\$59,120	\$59.12	\$0.00	\$59.12	\$7.68	\$0.00
2025	JOHNSON CITY ISD	0.860800	\$439,950	\$59,120	\$508.90	\$0.00	\$508.90	\$66.16	\$0.00
	2025 Total:	1.352208			\$799.42	\$0.00	\$799.42	\$103.91	\$0.00
2024	BLANCO COUNTY	0.370000	\$464,980	\$62,420	\$230.96	\$230.96	\$0.00	\$46.20	\$55.43
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$464,980	\$62,420	\$10.41	\$10.41	\$0.00	\$2.08	\$2.50
2024	ESD #1	0.100000	\$464,980	\$62,420	\$62.42	\$62.42	\$0.00	\$12.48	\$14.98
2024	JOHNSON CITY ISD	0.860800	\$464,980	\$62,420	\$537.31	\$537.31	\$0.00	\$107.45	\$128.95
	2024 Total:	1.347471			\$841.10	\$841.10	\$0.00	\$168.21	\$201.86
2023	BLANCO COUNTY	0.365097	\$536,510	\$71,920	\$262.58	\$262.58	\$0.00	\$84.03	\$69.32
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$536,510	\$71,920	\$12.58	\$12.58	\$0.00	\$4.03	\$3.32
2023	ESD #1	0.100000	\$536,510	\$71,920	\$71.92	\$71.92	\$0.00	\$23.01	\$18.99
2023	JOHNSON CITY ISD	0.863100	\$536,510	\$71,920	\$620.74	\$620.74	\$0.00	\$198.63	\$163.87
	2023 Total:	1.345695			\$967.82	\$967.82	\$0.00	\$309.70	\$255.50
2022	BLANCO COUNTY	0.341710	\$474,390	\$63,670	\$217.56	\$217.56	\$0.00	\$19.58	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$474,390	\$63,670	\$12.81	\$12.81	\$0.00	\$1.16	\$0.00

2022	ESD #1	0.100000	\$474,390	\$63,670	\$63.67	\$63.67	\$0.00	\$5.73	\$0.00
2022	JOHNSON CITY ISD	1.048500	\$474,390	\$63,670	\$667.58	\$667.58	\$0.00	\$60.08	\$0.00
	2022 Total:	1.510337			\$961.62	\$961.62	\$0.00	\$86.55	\$0.00