

Blanco CAD Property Search

Property Details

Account		
Property ID:	86647	Geographic ID: 268700000003060013
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	299 RIVER PLACE JOHNSON CITY, TX 78636	
Map ID:	C3	Mapsco:
Legal Description:	CP LESTER SUB , LOT 0 (OUT LOT) , ACRES 2.03	
Abstract/Subdivision:	LESTER	
Neighborhood:		
Owner		
Owner ID:	130577	
Name:	HO-LI CAPITAL INVESTMENTS LLC	
Agent:	RAINBOLT & ALEXANDER LLP	
Mailing Address:	1701 EM FRANKLIN AVE, UNIT A AUSTIN, TX 78721	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$520,480 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$353,990 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$874,470 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$874,470

Ag Use Value:	\$0
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: HO-LI CAPITAL INVESTMENTS LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.375232	\$874,470	\$874,470	\$3,281.29	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$874,470	\$874,470	\$141.45	
NJC	ESD #1	0.100000	\$874,470	\$874,470	\$874.47	
SJC	JOHNSON CITY ISD	0.860800	\$874,470	\$874,470	\$7,527.44	

Total Tax Rate: 1.352208

Estimated Taxes With Exemptions: \$11,824.65

Estimated Taxes Without Exemptions: \$11,824.65

🏠 Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 2205.0 sqft **Value:** \$520,480

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	MAIN AREA	M9	2023	1630	\$321,620
MA	MAIN AREA	M9	2023	575	\$108,770
AGF2	ATTACHED GARAGE (2 CAR)	M9	2023	624	\$44,850
WD	WOOD DECK	M9	2023	210	\$7,500
CP2	COVERED PORCH	M9	2023	665	\$37,740

🌳 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2W	NATIVE PASTURE WITH WATER	1.00	43,560.00	150.00	0.00	\$252,000	\$0
RN2W	NATIVE PASTURE WITH WATER	1.03	44,866.80	150.00	0.00	\$101,990	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$520,480	\$353,990	\$0	\$0	\$874,470
2025	\$520,480	\$353,990	\$0	\$0	\$874,470
2024	\$520,480	\$353,990	\$0	\$0	\$874,470
2023	\$483,290	\$366,430	\$0	\$0	\$849,720
2022	\$0	\$475,020	\$0	\$0	\$475,020
2021	\$0	\$365,400	\$0	\$0	\$365,400

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/10/2021	W	WARRANTY	7 RIVER PLACE LLC	HO-LI CAPITAL INVESTMENTS LLC			213412
1/1/2018			CASPARIS JOE D ESTATE	7 RIVER PLACE LLC			

Estimated Tax Due

If Paid: 04/23/2026

JUL
17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2025	BLANCO COUNTY	0.375232	\$874,470	\$874,470	\$3,281.29	\$3,281.29	\$0.00	\$0.00	\$0
2025	BL-PED GROUNDWATER CONS DIST	0.016176	\$874,470	\$874,470	\$141.45	\$141.45	\$0.00	\$0.00	\$0
2025	ESD #1	0.100000	\$874,470	\$874,470	\$874.47	\$874.47	\$0.00	\$0.00	\$0
2025	JOHNSON CITY ISD	0.860800	\$874,470	\$874,470	\$7,527.44	\$7,527.44	\$0.00	\$0.00	\$0
	2025 Total:	1.352208			\$11,824.65	\$11,824.65	\$0.00	\$0.00	\$0
2024	BLANCO COUNTY	0.370000	\$874,470	\$874,470	\$3,235.54	\$3,235.54	\$0.00	\$0.00	\$0
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$874,470	\$874,470	\$145.78	\$145.78	\$0.00	\$0.00	\$0
2024	ESD #1	0.100000	\$874,470	\$874,470	\$874.47	\$874.47	\$0.00	\$0.00	\$0
2024	JOHNSON CITY ISD	0.860800	\$874,470	\$874,470	\$7,527.44	\$7,527.44	\$0.00	\$0.00	\$0
	2024 Total:	1.347471			\$11,783.23	\$11,783.23	\$0.00	\$0.00	\$0
2023	BLANCO COUNTY	0.365097	\$849,720	\$849,720	\$3,102.31	\$3,102.31	\$0.00	\$0.00	\$0
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$849,720	\$849,720	\$148.68	\$148.68	\$0.00	\$0.00	\$0
2023	ESD #1	0.100000	\$849,720	\$849,720	\$849.72	\$849.72	\$0.00	\$0.00	\$0
2023	JOHNSON CITY ISD	0.863100	\$849,720	\$849,720	\$7,333.94	\$7,333.94	\$0.00	\$0.00	\$0
	2023 Total:	1.345695			\$11,434.65	\$11,434.65	\$0.00	\$0.00	\$0
2022	BLANCO COUNTY	0.341710	\$475,020	\$475,020	\$1,623.19	\$1,623.19	\$0.00	\$0.00	\$0
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$475,020	\$475,020	\$95.61	\$95.61	\$0.00	\$0.00	\$0

2022	ESD #1	0.100000	\$475,020	\$475,020	\$475.02	\$475.02	\$0.00	\$0.00	\$0
2022	JOHNSON CITY ISD	1.048500	\$475,020	\$475,020	\$4,980.58	\$4,980.58	\$0.00	\$0.00	\$0
	2022 Total:	1.510337			\$7,174.40	\$7,174.40	\$0.00	\$0.00	\$0
2021	BLANCO COUNTY	0.390000	\$365,400	\$365,400	\$1,425.07	\$1,425.07	\$0.00	\$0.00	\$0
2021	BL-PED GROUNDWATER CONS DIST	0.022100	\$365,400	\$365,400	\$80.75	\$80.75	\$0.00	\$0.00	\$0
2021	ESD #1	0.100000	\$365,400	\$365,400	\$365.40	\$365.40	\$0.00	\$0.00	\$0
2021	JOHNSON CITY ISD	1.065900	\$365,400	\$365,400	\$3,894.80	\$3,894.80	\$0.00	\$0.00	\$0
	2021 Total:	1.578000			\$5,766.02	\$5,766.02	\$0.00	\$0.00	\$0