

Blanco CAD Property Search

Property Details

Account		
Property ID:	18263	Geographic ID: 59332
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	10090 RANCH RD 1323 JOHNSON CITY, TX	
Map ID:	B2	MapSCO:
Legal Description:	ABS A0461 SURVEY 547 J.P. PULUM, ACRES 16.499	
Abstract/Subdivision:	A0461	
Neighborhood:		
Owner		
Owner ID:	123754	
Name:	KEITH RYAN & TRICIA	
Agent:		
Mailing Address:	P O BOX 1059 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:	\$78,850 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$328,170 (+)
Market Value:	\$407,020 (=)
Agricultural Value Loss:	\$326,660 (-)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Appraised Value:	\$80,360
Ag Use Value:	\$1,510

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: KEITH RYAN & TRICIA %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.370000	\$407,020	\$80,360	\$297.33	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$407,020	\$80,360	\$13.40	
NJC	ESD #1	0.100000	\$407,020	\$80,360	\$80.36	
SJC	JOHNSON CITY ISD	0.860800	\$407,020	\$80,360	\$691.74	
CAD	Appraisal District	0.000000	\$407,020	\$80,360	\$0.00	

Total Tax Rate: 1.347471

Estimated Taxes With Exemptions: \$1,082.83

Estimated Taxes Without Exemptions: \$5,484.47

Property Improvement - Building

Description: BARN **Type:** MISC IMPROVEMENT **Living Area:** 0 sqft **Value:** \$78,850

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	2E	2021	1600	\$60,930
PB	POLE BARN	4E	2021	800	\$17,920

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN3	RANGELAND NATIVE GRASSES	16.50	718,696.44	0.00	0.00	\$328,170	\$1,510

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2024	\$78,850	\$328,170	\$1,510	\$0	\$80,360
2023	\$78,850	\$328,170	\$1,510	\$0	\$80,360
2022	\$46,800	\$306,930	\$1,500	\$0	\$48,300
2021	\$0	\$229,720	\$1,500	\$0	\$1,500
2020	\$0	\$235,510	\$1,460	\$0	\$1,460
2019	\$0	\$10,670	\$0	\$0	\$10,670
2018	\$0	\$10,670	\$0	\$0	\$10,670
2017	\$0	\$10,190	\$0	\$0	\$10,190
2016	\$0	\$10,190	\$0	\$0	\$10,190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/5/2020	WV	WARRANTY W/ VENDORS LIEN	FREER KAREN	KEITH RYAN & TRICIA			202996
1/1/2020	P	PROBATE	FREER DAVID	FREER KAREN			

Estimated Tax Due

If Paid: 04/02/2025

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Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	BLANCO COUNTY	\$80,360	\$297.34	\$297.34	\$0.00	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	\$80,360	\$13.40	\$13.40	\$0.00	\$0.00	\$0.00	\$0.00
2024	ESD #1	\$80,360	\$80.36	\$80.36	\$0.00	\$0.00	\$0.00	\$0.00
2024	JOHNSON CITY ISD	\$80,360	\$691.74	\$691.74	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$1,082.84	\$1,082.84	\$0.00	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	\$80,360	\$293.39	\$293.39	\$0.00	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	\$80,360	\$14.06	\$14.06	\$0.00	\$0.00	\$0.00	\$0.00
2023	ESD #1	\$80,360	\$80.36	\$80.36	\$0.00	\$0.00	\$0.00	\$0.00
2023	JOHNSON CITY ISD	\$80,360	\$693.59	\$693.59	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$1,081.40	\$1,081.40	\$0.00	\$0.00	\$0.00	\$0.00
2022	BLANCO COUNTY	\$48,300	\$165.05	\$165.05	\$0.00	\$0.00	\$0.00	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	\$48,300	\$9.72	\$9.72	\$0.00	\$0.00	\$0.00	\$0.00
2022	ESD #1	\$48,300	\$48.30	\$48.30	\$0.00	\$0.00	\$0.00	\$0.00
2022	JOHNSON CITY ISD	\$48,300	\$506.42	\$506.42	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$729.49	\$729.49	\$0.00	\$0.00	\$0.00	\$0.00
2021	BLANCO COUNTY	\$1,500	\$5.85	\$5.85	\$0.00	\$0.00	\$0.00	\$0.00
2021	BL-PED GROUNDWATER CONS DIST	\$1,500	\$0.33	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00
2021	ESD #1	\$1,500	\$1.50	\$1.50	\$0.00	\$0.00	\$0.00	\$0.00
2021	JOHNSON CITY ISD	\$1,500	\$15.99	\$15.99	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$23.67	\$23.67	\$0.00	\$0.00	\$0.00	\$0.00
2020	BLANCO COUNTY	\$1,460	\$5.69	\$5.69	\$0.00	\$0.00	\$0.00	\$0.00
2020	BL-PED GROUNDWATER CONS DIST	\$1,460	\$0.33	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00
2020	ESD #1	\$1,460	\$1.44	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2020	JOHNSON CITY ISD	\$1,460	\$16.70	\$16.70	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$24.16	\$24.16	\$0.00	\$0.00	\$0.00	\$0.00
2014	BLANCO COUNTY	\$9,700	\$33.29	\$32.29	\$0.00	\$0.00	\$0.00	\$0.00

2014	BL-PED GROUNDWATER CONS DIST	\$9,700	\$2.24	\$2.17	\$0.00	\$0.00	\$0.00	\$0.00
2014	ESD #1	\$9,700	\$9.70	\$9.70	\$0.00	\$0.00	\$0.00	\$0.00
2014	JOHNSON CITY ISD	\$9,700	\$111.38	\$111.38	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$156.61	\$155.54	\$0.00	\$0.00	\$0.00	\$0.00
2013	BLANCO COUNTY	\$15,000	\$53.61	\$52.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	BL-PED GROUNDWATER CONS DIST	\$15,000	\$3.47	\$3.37	\$0.00	\$0.00	\$0.00	\$0.00
2013	ESD #1	\$15,000	\$14.63	\$14.63	\$0.00	\$0.00	\$0.00	\$0.00
2013	JOHNSON CITY ISD	\$15,000	\$174.00	\$174.00	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$245.71	\$244.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	BLANCO COUNTY	\$36,800	\$130.86	\$126.93	\$0.00	\$0.00	\$0.00	\$0.00
2012	BL-PED GROUNDWATER CONS DIST	\$36,800	\$8.50	\$8.24	\$0.00	\$0.00	\$0.00	\$0.00
2012	ESD #1	\$36,800	\$33.41	\$33.41	\$0.00	\$0.00	\$0.00	\$0.00
2012	JOHNSON CITY ISD	\$36,800	\$438.77	\$438.77	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$611.54	\$607.35	\$0.00	\$0.00	\$0.00	\$0.00
2011	BLANCO COUNTY	\$32,130	\$113.06	\$111.93	\$0.00	\$0.00	\$0.00	\$0.00
2011	BL-PED GROUNDWATER CONS DIST	\$37,130	\$8.58	\$8.49	\$0.00	\$0.00	\$0.00	\$0.00
2011	ESD #1	\$37,130	\$33.83	\$33.49	\$0.00	\$0.00	\$0.00	\$0.00
2011	JOHNSON CITY ISD	\$22,130	\$264.01	\$264.01	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$419.48	\$417.92	\$0.00	\$0.00	\$0.00	\$0.00
2010	BLANCO COUNTY	\$32,770	\$112.04	\$112.04	\$0.00	\$0.00	\$0.00	\$0.00
2010	BL-PED GROUNDWATER CONS DIST	\$37,770	\$8.72	\$8.72	\$0.00	\$0.00	\$0.00	\$0.00
2010	ESD #1	\$37,770	\$33.88	\$33.88	\$0.00	\$0.00	\$0.00	\$0.00
2010	JOHNSON CITY ISD	\$22,770	\$271.78	\$271.78	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$426.42	\$426.42	\$0.00	\$0.00	\$0.00	\$0.00
2009	BLANCO COUNTY	\$32,960	\$111.67	\$111.67	\$0.00	\$0.00	\$0.00	\$0.00
2009	BL-PED GROUNDWATER CONS DIST	\$37,960	\$9.34	\$9.34	\$0.00	\$0.00	\$0.00	\$0.00
2009	ESD #1	\$37,960	\$34.35	\$34.35	\$0.00	\$0.00	\$0.00	\$0.00
2009	JOHNSON CITY ISD	\$22,960	\$272.30	\$272.30	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$427.66	\$427.66	\$0.00	\$0.00	\$0.00	\$0.00
2008	BLANCO COUNTY	\$33,250	\$114.85	\$111.40	\$0.00	\$0.00	\$0.00	\$0.00

2008	BL-PED GROUNDWATER CONS DIST	\$38,250	\$9.41	\$9.13	\$0.00	\$0.00	\$0.00	\$0.00
2008	ESD #1	\$38,250	\$36.30	\$35.21	\$0.00	\$0.00	\$0.00	\$0.00
2008	JOHNSON CITY ISD	\$23,250	\$277.02	\$268.71	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$437.58	\$424.45	\$0.00	\$0.00	\$0.00	\$0.00
2007	BLANCO COUNTY	\$33,250	\$126.48	\$122.69	\$0.00	\$0.00	\$0.00	\$0.00
2007	BL-PED GROUNDWATER CONS DIST	\$38,250	\$9.49	\$9.21	\$0.00	\$0.00	\$0.00	\$0.00
2007	ESD #1	\$38,250	\$38.25	\$37.10	\$0.00	\$0.00	\$0.00	\$0.00
2007	JOHNSON CITY ISD	\$23,250	\$273.89	\$265.67	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$448.11	\$434.67	\$0.00	\$0.00	\$0.00	\$0.00
2006	BLANCO COUNTY	\$30,050	\$130.99	\$128.37	\$0.00	\$0.00	\$0.00	\$0.00
2006	BL-PED GROUNDWATER CONS DIST	\$35,050	\$9.22	\$9.04	\$0.00	\$0.00	\$0.00	\$0.00
2006	ESD #1	\$35,050	\$35.05	\$34.35	\$0.00	\$0.00	\$0.00	\$0.00
2006	JOHNSON CITY ISD	\$20,050	\$287.22	\$281.48	\$0.00	\$0.00	\$0.00	\$0.00
	2006 Total:		\$462.48	\$453.24	\$0.00	\$0.00	\$0.00	\$0.00
2005	BLANCO COUNTY	\$27,550	\$129.24	\$129.24	\$0.00	\$0.00	\$0.00	\$0.00
2005	BL-PED GROUNDWATER CONS DIST	\$32,550	\$9.44	\$9.44	\$0.00	\$0.00	\$0.00	\$0.00
2005	ESD #1	\$32,550	\$19.53	\$19.53	\$0.00	\$0.00	\$0.00	\$0.00
2005	JOHNSON CITY ISD	\$17,550	\$283.03	\$283.03	\$0.00	\$0.00	\$0.00	\$0.00
	2005 Total:		\$441.24	\$441.24	\$0.00	\$0.00	\$0.00	\$0.00
2004	BLANCO COUNTY	\$27,150	\$131.30	\$127.37	\$0.00	\$0.00	\$0.00	\$0.00
2004	BL-PED GROUNDWATER CONS DIST	\$32,150	\$9.65	\$9.36	\$0.00	\$0.00	\$0.00	\$0.00
2004	ESD #1	\$32,150	\$15.75	\$15.28	\$0.00	\$0.00	\$0.00	\$0.00
2004	JOHNSON CITY ISD	\$17,150	\$256.08	\$248.40	\$0.00	\$0.00	\$0.00	\$0.00
	2004 Total:		\$412.78	\$400.41	\$0.00	\$0.00	\$0.00	\$0.00
2003	BLANCO COUNTY	\$35,450	\$174.06	\$168.84	\$0.00	\$0.00	\$0.00	\$0.00
2003	BL-PED GROUNDWATER CONS DIST	\$40,450	\$12.14	\$11.78	\$0.00	\$0.00	\$0.00	\$0.00
2003	ESD #1	\$40,450	\$20.23	\$19.62	\$0.00	\$0.00	\$0.00	\$0.00
2003	JOHNSON CITY ISD	\$25,450	\$341.54	\$331.29	\$0.00	\$0.00	\$0.00	\$0.00
	2003 Total:		\$547.97	\$531.53	\$0.00	\$0.00	\$0.00	\$0.00
2002	BLANCO COUNTY	\$1,170	\$5.84	\$5.66	\$0.00	\$0.00	\$0.00	\$0.00

2002	BL-PED GROUNDWATER CONS DIST	\$1,170	\$0.35	\$0.34	\$0.00	\$0.00	\$0.00	\$0.00
2002	ESD #1	\$1,170	\$0.70	\$0.68	\$0.00	\$0.00	\$0.00	\$0.00
2002	JOHNSON CITY ISD	\$1,170	\$15.70	\$15.23	\$0.00	\$0.00	\$0.00	\$0.00
	2002 Total:		\$22.59	\$21.91	\$0.00	\$0.00	\$0.00	\$0.00
2001	BLANCO COUNTY	\$1,100	\$5.16	\$5.16	\$0.00	\$0.00	\$0.00	\$0.00
2001	BL-PED GROUNDWATER CONS DIST	\$1,100	\$0.33	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00
2001	ESD #1	\$1,100	\$0.72	\$0.72	\$0.00	\$0.00	\$0.00	\$0.00
2001	JOHNSON CITY ISD	\$1,100	\$14.76	\$14.76	\$0.00	\$0.00	\$0.00	\$0.00
	2001 Total:		\$20.97	\$20.97	\$0.00	\$0.00	\$0.00	\$0.00

Blanco CAD Property Search

Property Details

Account		
Property ID:	88209	Geographic ID: 46154746578
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:		Mapsco:
Legal Description:	ABS A0461 SURVEY 547 J.P. PULUM,ACRES 12.00	
Abstract/Subdivision:	A0461	
Neighborhood:		
Owner		
Owner ID:	134421	
Name:	KEITH HILL COUNTRY PROPERTY HOLDINGS LLC SERIES 1	
Agent:		
Mailing Address:	P O BOX 1059 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:	\$0 (+)
Agricultural Market Valuation:	\$335,280 (+)
Market Value:	\$335,280 (=)
Agricultural Value Loss:	\$334,180 (-)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Appraised Value:	\$1,100
Ag Use Value:	\$1,100

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

Property Taxing Jurisdiction

Owner: KEITH HILL COUNTRY PROPERTY HOLDINGS LLC SERIES 1 %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.370000	\$335,280	\$1,100	\$4.07	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$335,280	\$1,100	\$0.18	
NJC	ESD #1	0.100000	\$335,280	\$1,100	\$1.10	
SJC	JOHNSON CITY ISD	0.860800	\$335,280	\$1,100	\$9.47	
CAD	Appraisal District	0.000000	\$335,280	\$1,100	\$0.00	

Total Tax Rate: 1.347471

Estimated Taxes With Exemptions: \$14.82

Estimated Taxes Without Exemptions: \$4,517.80

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN3	RANGELAND NATIVE GRASSES	12.00	522,720.00	0.00	0.00	\$335,280	\$1,100

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2024	\$0	\$335,280	\$1,100	\$0	\$1,100
2023	\$0	\$320,040	\$1,100	\$0	\$1,100

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/9/2023	C	SPECIAL WARRANTY	KEITH RYAN & TRICIA	KEITH HILL COUNTRY PROPERTY HOLDINGS LLC SERIES 1			233421
1/18/2023	W	WARRANTY	FREER JASON M	KEITH RYAN & TRICIA			230241
8/5/2021	P	PROBATE	FREER DAVID	FREER JASON M			

Estimated Tax Due

If Paid: 04/02/2025

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Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	BLANCO COUNTY	\$1,100	\$4.07	\$4.07	\$0.00	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	\$1,100	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00	\$0.00
2024	ESD #1	\$1,100	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00	\$0.00
2024	JOHNSON CITY ISD	\$1,100	\$9.47	\$9.47	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$14.82	\$14.82	\$0.00	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	\$1,100	\$4.02	\$4.02	\$0.00	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	\$1,100	\$0.19	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
2023	ESD #1	\$1,100	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00	\$0.00
2023	JOHNSON CITY ISD	\$1,100	\$9.49	\$9.49	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$14.80	\$14.80	\$0.00	\$0.00	\$0.00	\$0.00