

Blanco CAD Property Search

Property Details

Account		
Property ID:	1131	Geographic ID: 26870000000327001
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	106 E MAIN ST JOHNSON CITY, TX 78636	
Map ID:	C3	Mapsco:
Legal Description:	JOHNSON CITY , BLK 09 (PT OF) , ACRES .03	
Abstract/Subdivision:	SJ0001	
Neighborhood:	(JC-COMM) JC COMMERCIAL	
Owner		
Owner ID:	131198	
Name:	WOODMONT CAPITAL LLC	
Agent:		
Mailing Address:	611 W 5TH ST, # 300 AUSTIN, TX 78701	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$203,320 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$58,010 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$261,330 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$261,330

Ag Use Value:	\$0
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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: WOODMONT CAPITAL LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CJC	CITY OF JC	0.332300	\$261,330	\$261,330	\$868.40	
GBL	BLANCO COUNTY	0.375232	\$261,330	\$261,330	\$980.59	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$261,330	\$261,330	\$42.27	
NJC	ESD #1	0.100000	\$261,330	\$261,330	\$261.33	
SJC	JOHNSON CITY ISD	0.860800	\$261,330	\$261,330	\$2,249.53	

Total Tax Rate: 1.684508

Estimated Taxes With Exemptions: \$4,402.12

Estimated Taxes Without Exemptions: \$4,402.12

📌 Property Improvement - Building

Description: OFFICE BLDG **Type:** COMMERCIAL **Living Area:** 1302.0 sqft **Value:** \$203,320

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	MAIN AREA	OBC3	1940	1302	\$182,820
CP2	COVERED PORCH	*	1980	220	\$7,200

📌 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.03	1,337.00	0.00	0.00	\$58,010	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$203,320	\$58,010	\$0	\$0	\$261,330
2025	\$196,090	\$55,370	\$0	\$0	\$251,460
2024	\$210,750	\$53,740	\$0	\$0	\$248,208
2023	\$154,380	\$52,460	\$0	\$0	\$206,840
2022	\$114,800	\$46,530	\$0	\$0	\$161,330
2021	\$105,970	\$25,590	\$0	\$0	\$131,560
2020	\$88,310	\$17,060	\$0	\$0	\$105,370
2019	\$86,890	\$15,510	\$0	\$0	\$102,400
2018	\$70,630	\$15,210	\$0	\$0	\$85,840

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/31/2021	WV	WARRANTY W/ VENDORS LIEN	THE PAUL G JENKINS	WOODMONT CAPITAL LLC			215182
10/9/2012	W	WARRANTY	JENKINS PAUL & SHERRY	THE PAUL G JENKINS	461	173	
8/5/2011	WV	WARRANTY W/ VENDORS LIEN	AMERICAN BANK OF TEXAS NA	JENKINS PAUL & SHERRY	441	602	
1/1/2011	F	FORECLOSURE SALE	BROOKS CECIL E & MARY E	AMERICAN BANK OF TEXAS NA	438	941	
1/9/2006	WV	WARRANTY W/ VENDORS LIEN	JOHNSON MOLLY	BROOKS CECIL E & MARY E	334	099	0
5/20/2003	WV	WARRANTY W/ VENDORS LIEN	ZUROVEC DUANE & KENT SMITH	JOHNSON MOLLY	276	825	0
10/19/1994	W	WARRANTY	ANDERSON TERRY	TROIS CREATIONS INC	156	260	0

Estimated Tax Due

If Paid: 08/20/2026

JUL
17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2025	CITY OF JC	0.332300	\$251,460	\$251,460	\$835.60	\$835.60	\$0.00	\$0.00	\$0.00
2025	BLANCO COUNTY	0.375232	\$251,460	\$251,460	\$943.56	\$943.56	\$0.00	\$0.00	\$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	\$251,460	\$251,460	\$40.68	\$40.68	\$0.00	\$0.00	\$0.00
2025	ESD #1	0.100000	\$251,460	\$251,460	\$251.46	\$251.46	\$0.00	\$0.00	\$0.00
2025	JOHNSON CITY ISD	0.860800	\$251,460	\$251,460	\$2,164.57	\$2,164.57	\$0.00	\$0.00	\$0.00
	2025 Total:	1.684508			\$4,235.87	\$4,235.87	\$0.00	\$0.00	\$0.00
2024	CITY OF JC	0.338500	\$264,490	\$248,208	\$840.19	\$840.19	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$264,490	\$248,208	\$918.37	\$918.37	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$264,490	\$248,208	\$41.38	\$41.38	\$0.00	\$0.00	\$0.00
2024	ESD #1	0.100000	\$264,490	\$248,208	\$248.21	\$248.21	\$0.00	\$0.00	\$0.00
2024	JOHNSON CITY ISD	0.860800	\$264,490	\$248,208	\$2,136.58	\$2,136.58	\$0.00	\$0.00	\$0.00
	2024 Total:	1.685971			\$4,184.73	\$4,184.73	\$0.00	\$0.00	\$0.00
2023	CITY OF JC	0.356900	\$206,840	\$206,840	\$738.21	\$738.21	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	0.365097	\$206,840	\$206,840	\$755.17	\$755.17	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$206,840	\$206,840	\$36.19	\$36.19	\$0.00	\$0.00	\$0.00
2023	ESD #1	0.100000	\$206,840	\$206,840	\$206.84	\$206.84	\$0.00	\$0.00	\$0.00
2023	JOHNSON CITY ISD	0.863100	\$206,840	\$206,840	\$1,785.23	\$1,785.23	\$0.00	\$0.00	\$0.00
	2023 Total:	1.702595			\$3,521.64	\$3,521.64	\$0.00	\$0.00	\$0.00
2022	CITY OF JC	0.356900	\$161,330	\$161,330	\$575.78	\$575.78	\$0.00	\$0.00	\$0.00

2022	BLANCO COUNTY	0.341710	\$161,330	\$161,330	\$551.28	\$551.28	\$0.00	\$0.00	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$161,330	\$161,330	\$32.47	\$32.47	\$0.00	\$0.00	\$0.00
2022	ESD #1	0.100000	\$161,330	\$161,330	\$161.33	\$161.33	\$0.00	\$0.00	\$0.00
2022	JOHNSON CITY ISD	1.048500	\$161,330	\$161,330	\$1,691.55	\$1,691.55	\$0.00	\$0.00	\$0.00
	2022 Total:	1.867237			\$3,012.41	\$3,012.41	\$0.00	\$0.00	\$0.00
2021	CITY OF JC	0.399000	\$131,560	\$131,560	\$524.92	\$524.92	\$0.00	\$0.00	\$0.00
2021	BLANCO COUNTY	0.390000	\$131,560	\$131,560	\$513.08	\$513.08	\$0.00	\$0.00	\$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	\$131,560	\$131,560	\$29.07	\$29.07	\$0.00	\$0.00	\$0.00
2021	ESD #1	0.100000	\$131,560	\$131,560	\$131.56	\$131.56	\$0.00	\$0.00	\$0.00
2021	JOHNSON CITY ISD	1.065900	\$131,560	\$131,560	\$1,402.29	\$1,402.29	\$0.00	\$0.00	\$0.00
	2021 Total:	1.977000			\$2,600.92	\$2,600.92	\$0.00	\$0.00	\$0.00
2020	CITY OF JC	0.399000	\$105,370	\$105,370	\$420.43	\$420.43	\$0.00	\$0.00	\$0.00
2020	BLANCO COUNTY	0.390000	\$105,370	\$105,370	\$410.95	\$410.95	\$0.00	\$0.00	\$0.00
2020	BL-PED GROUNDWATER CONS DIST	0.022400	\$105,370	\$105,370	\$23.60	\$23.60	\$0.00	\$0.00	\$0.00
2020	ESD #1	0.098600	\$105,370	\$105,370	\$103.89	\$103.89	\$0.00	\$0.00	\$0.00
2020	JOHNSON CITY ISD	1.143800	\$105,370	\$105,370	\$1,205.22	\$1,205.22	\$0.00	\$0.00	\$0.00
	2020 Total:	2.053800			\$2,164.09	\$2,164.09	\$0.00	\$0.00	\$0.00
2019	CITY OF JC	0.431000	\$102,400	\$102,400	\$441.35	\$441.35	\$0.00	\$0.00	\$0.00
2019	BLANCO COUNTY	0.397000	\$102,400	\$102,400	\$406.52	\$406.52	\$0.00	\$0.00	\$0.00
2019	BL-PED GROUNDWATER CONS DIST	0.022400	\$102,400	\$102,400	\$22.94	\$22.94	\$0.00	\$0.00	\$0.00
2019	ESD #1	0.100000	\$102,400	\$102,400	\$102.40	\$102.40	\$0.00	\$0.00	\$0.00
2019	JOHNSON CITY ISD	1.163900	\$102,400	\$102,400	\$1,191.83	\$1,191.83	\$0.00	\$0.00	\$0.00

	2019 Total:	2.114300			\$2,165.04	\$2,165.04	\$0.00	\$0.00	\$0.00
2018	CITY OF JC	0.465000	\$85,840	\$85,840	\$399.16	\$399.16	\$0.00	\$0.00	\$0.00
2018	BLANCO COUNTY	0.397000	\$85,840	\$85,840	\$340.79	\$340.79	\$0.00	\$0.00	\$0.00
2018	BL-PED GROUNDWATER CONS DIST	0.022900	\$85,840	\$85,840	\$19.66	\$19.66	\$0.00	\$0.00	\$0.00
2018	ESD #1	0.100000	\$85,840	\$85,840	\$85.84	\$85.84	\$0.00	\$0.00	\$0.00
2018	JOHNSON CITY ISD	1.133900	\$85,840	\$85,840	\$973.34	\$973.34	\$0.00	\$0.00	\$0.00
	2018 Total:	2.118800			\$1,818.79	\$1,818.79	\$0.00	\$0.00	\$0.00
2017	CITY OF JC	0.465000	\$82,260	\$82,260	\$382.51	\$382.51	\$0.00	\$0.00	\$0.00
2017	BLANCO COUNTY	0.397000	\$82,260	\$82,260	\$326.57	\$326.57	\$0.00	\$0.00	\$0.00
2017	BL-PED GROUNDWATER CONS DIST	0.023000	\$82,260	\$82,260	\$18.92	\$18.92	\$0.00	\$0.00	\$0.00
2017	ESD #1	0.100000	\$82,260	\$82,260	\$82.26	\$82.26	\$0.00	\$0.00	\$0.00
2017	JOHNSON CITY ISD	1.133900	\$82,260	\$82,260	\$932.74	\$932.74	\$0.00	\$0.00	\$0.00
	2017 Total:	2.118900			\$1,743.00	\$1,743.00	\$0.00	\$0.00	\$0.00
2016	CITY OF JC	0.426000	\$78,660	\$78,660	\$335.09	\$335.09	\$0.00	\$0.00	\$0.00
2016	BLANCO COUNTY	0.378800	\$78,660	\$78,660	\$297.97	\$297.97	\$0.00	\$0.00	\$0.00
2016	BL-PED GROUNDWATER CONS DIST	0.023100	\$78,660	\$78,660	\$18.17	\$18.17	\$0.00	\$0.00	\$0.00
2016	ESD #1	0.100000	\$78,660	\$78,660	\$78.66	\$78.66	\$0.00	\$0.00	\$0.00
2016	JOHNSON CITY ISD	1.140900	\$78,660	\$78,660	\$897.43	\$897.43	\$0.00	\$0.00	\$0.00
	2016 Total:	2.068800			\$1,627.32	\$1,627.32	\$0.00	\$0.00	\$0.00

Blanco CAD Property Search

Property Details

Account		
Property ID:	81838	Geographic ID: 268700000003740039
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	E MAIN ST JOHNSON CITY, TX 78636	
Map ID:	C3	Mapsco:
Legal Description:	JOHNSON CITY , BLK 09 , LOT 01 (PT OF), 02 (PT OF), 03 & 06 , ACRES 0.37	
Abstract/Subdivision:	SJ0001	
Neighborhood:	(JC-COMM) JC COMMERCIAL	
Owner		
Owner ID:	129914	
Name:	JCTX PARTNERS LLC	
Agent:		
Mailing Address:	611 W 5TH ST, STE # 300 AUSTIN, TX 78701	
% 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:	\$349,620 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$349,620 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$1,493 (-)
Appraised Value: ⓘ	\$348,127

Ag Use Value:	\$0
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Please search "Last Name First Name" no comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: JCTX PARTNERS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CJC	CITY OF JC	0.332300	\$349,620	\$348,127	\$1,156.83	
GBL	BLANCO COUNTY	0.375232	\$349,620	\$348,127	\$1,306.28	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$349,620	\$348,127	\$56.31	
NJC	ESD #1	0.100000	\$349,620	\$348,127	\$348.13	
SJC	JOHNSON CITY ISD	0.860800	\$349,620	\$348,127	\$2,996.68	

Total Tax Rate: 1.684508

Estimated Taxes With Exemptions: \$5,864.23

Estimated Taxes Without Exemptions: \$5,889.38

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.37	16,117.20	86.95	158.00	\$349,620	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$0	\$349,620	\$0	\$0	\$348,127
2025	\$0	\$290,106	\$0	\$0	\$290,106
2024	\$0	\$290,106	\$0	\$0	\$290,106
2023	\$0	\$316,200	\$0	\$0	\$316,200
2022	\$0	\$280,440	\$0	\$0	\$280,440
2021	\$0	\$91,710	\$0	\$0	\$91,710
2020	\$0	\$61,140	\$0	\$0	\$61,140
2019	\$0	\$55,580	\$0	\$0	\$55,580
2018	\$0	\$34,030	\$0	\$0	\$34,030

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WV	WARRANTY W/ VENDORS LIEN	THE PAUL G JENKINS	JCTX PARTNERS LLC			215180
1/1/2021			WOODMONT CAPITAL LLC	THE PAUL G JENKINS			
9/19/2014	W	WARRANTY	CRIDER VERNON	JENKINS SHERRY	497	173	

Estimated Tax Due

If Paid: 08/20/2026

JUL
17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2025	CITY OF JC	0.332300	\$290,106	\$290,106	\$964.02	\$964.02	\$0.00	\$0.00	\$0.00
2025	BLANCO COUNTY	0.375232	\$290,106	\$290,106	\$1,088.57	\$1,088.57	\$0.00	\$0.00	\$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	\$290,106	\$290,106	\$46.93	\$46.93	\$0.00	\$0.00	\$0.00
2025	ESD #1	0.100000	\$290,106	\$290,106	\$290.11	\$290.11	\$0.00	\$0.00	\$0.00
2025	JOHNSON CITY ISD	0.860800	\$290,106	\$290,106	\$2,497.24	\$2,497.24	\$0.00	\$0.00	\$0.00
	2025 Total:	1.684508			\$4,886.87	\$4,886.87	\$0.00	\$0.00	\$0.00
2024	CITY OF JC	0.338500	\$290,106	\$290,106	\$982.01	\$982.01	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$290,106	\$290,106	\$1,073.39	\$1,073.39	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$290,106	\$290,106	\$48.36	\$48.36	\$0.00	\$0.00	\$0.00
2024	ESD #1	0.100000	\$290,106	\$290,106	\$290.11	\$290.11	\$0.00	\$0.00	\$0.00
2024	JOHNSON CITY ISD	0.860800	\$290,106	\$290,106	\$2,497.24	\$2,497.24	\$0.00	\$0.00	\$0.00
	2024 Total:	1.685971			\$4,891.11	\$4,891.11	\$0.00	\$0.00	\$0.00
2023	CITY OF JC	0.356900	\$316,200	\$316,200	\$1,128.52	\$1,128.52	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	0.365097	\$316,200	\$316,200	\$1,154.44	\$1,154.44	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$316,200	\$316,200	\$55.33	\$55.33	\$0.00	\$0.00	\$0.00
2023	ESD #1	0.100000	\$316,200	\$316,200	\$316.20	\$316.20	\$0.00	\$0.00	\$0.00
2023	JOHNSON CITY ISD	0.863100	\$316,200	\$316,200	\$2,729.12	\$2,729.12	\$0.00	\$0.00	\$0.00
	2023 Total:	1.702595			\$5,383.61	\$5,383.61	\$0.00	\$0.00	\$0.00
2022	CITY OF JC	0.356900	\$280,440	\$280,440	\$1,000.89	\$1,000.89	\$0.00	\$0.00	\$0.00

2022	BLANCO COUNTY	0.341710	\$280,440	\$280,440	\$958.29	\$958.29	\$0.00	\$0.00	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$280,440	\$280,440	\$56.44	\$56.44	\$0.00	\$0.00	\$0.00
2022	ESD #1	0.100000	\$280,440	\$280,440	\$280.44	\$280.44	\$0.00	\$0.00	\$0.00
2022	JOHNSON CITY ISD	1.048500	\$280,440	\$280,440	\$2,940.41	\$2,940.41	\$0.00	\$0.00	\$0.00
	2022 Total:	1.867237			\$5,236.47	\$5,236.47	\$0.00	\$0.00	\$0.00
2021	CITY OF JC	0.399000	\$91,710	\$91,710	\$365.92	\$365.92	\$0.00	\$0.00	\$0.00
2021	BLANCO COUNTY	0.390000	\$91,710	\$91,710	\$357.67	\$357.67	\$0.00	\$0.00	\$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	\$91,710	\$91,710	\$20.27	\$20.27	\$0.00	\$0.00	\$0.00
2021	ESD #1	0.100000	\$91,710	\$91,710	\$91.71	\$91.71	\$0.00	\$0.00	\$0.00
2021	JOHNSON CITY ISD	1.065900	\$91,710	\$91,710	\$977.54	\$977.54	\$0.00	\$0.00	\$0.00
	2021 Total:	1.977000			\$1,813.11	\$1,813.11	\$0.00	\$0.00	\$0.00
2020	CITY OF JC	0.399000	\$61,140	\$61,140	\$243.94	\$243.94	\$0.00	\$0.00	\$0.00
2020	BLANCO COUNTY	0.390000	\$61,140	\$61,140	\$238.45	\$238.45	\$0.00	\$0.00	\$0.00
2020	BL-PED GROUNDWATER CONS DIST	0.022400	\$61,140	\$61,140	\$13.70	\$13.70	\$0.00	\$0.00	\$0.00
2020	ESD #1	0.098600	\$61,140	\$61,140	\$60.28	\$60.28	\$0.00	\$0.00	\$0.00
2020	JOHNSON CITY ISD	1.143800	\$61,140	\$61,140	\$699.32	\$699.32	\$0.00	\$0.00	\$0.00
	2020 Total:	2.053800			\$1,255.69	\$1,255.69	\$0.00	\$0.00	\$0.00
2019	CITY OF JC	0.431000	\$55,580	\$55,580	\$239.55	\$239.55	\$0.00	\$0.00	\$0.00
2019	BLANCO COUNTY	0.397000	\$55,580	\$55,580	\$220.65	\$220.65	\$0.00	\$0.00	\$0.00
2019	BL-PED GROUNDWATER CONS DIST	0.022400	\$55,580	\$55,580	\$12.45	\$12.45	\$0.00	\$0.00	\$0.00
2019	ESD #1	0.100000	\$55,580	\$55,580	\$55.58	\$55.58	\$0.00	\$0.00	\$0.00
2019	JOHNSON CITY ISD	1.163900	\$55,580	\$55,580	\$646.90	\$646.90	\$0.00	\$0.00	\$0.00

	2019 Total:	2.114300			\$1,175.13	\$1,175.13	\$0.00	\$0.00	\$0.00
2018	CITY OF JC	0.465000	\$34,030	\$34,030	\$158.24	\$158.24	\$0.00	\$0.00	\$0.00
2018	BLANCO COUNTY	0.397000	\$34,030	\$34,030	\$135.10	\$135.10	\$0.00	\$0.00	\$0.00
2018	BL-PED GROUNDWATER CONS DIST	0.022900	\$34,030	\$34,030	\$7.79	\$7.79	\$0.00	\$0.00	\$0.00
2018	ESD #1	0.100000	\$34,030	\$34,030	\$34.03	\$34.03	\$0.00	\$0.00	\$0.00
2018	JOHNSON CITY ISD	1.133900	\$34,030	\$34,030	\$385.86	\$385.86	\$0.00	\$0.00	\$0.00
	2018 Total:	2.118800			\$721.02	\$721.02	\$0.00	\$0.00	\$0.00
2017	CITY OF JC	0.465000	\$32,780	\$32,780	\$152.43	\$152.43	\$0.00	\$0.00	\$0.00
2017	BLANCO COUNTY	0.397000	\$32,780	\$32,780	\$130.13	\$130.13	\$0.00	\$0.00	\$0.00
2017	BL-PED GROUNDWATER CONS DIST	0.023000	\$32,780	\$32,780	\$7.54	\$7.54	\$0.00	\$0.00	\$0.00
2017	ESD #1	0.100000	\$32,780	\$32,780	\$32.78	\$32.78	\$0.00	\$0.00	\$0.00
2017	JOHNSON CITY ISD	1.133900	\$32,780	\$32,780	\$371.69	\$371.69	\$0.00	\$0.00	\$0.00
	2017 Total:	2.118900			\$694.57	\$694.57	\$0.00	\$0.00	\$0.00
2016	CITY OF JC	0.426000	\$31,410	\$31,410	\$133.80	\$133.80	\$0.00	\$0.00	\$0.00
2016	BLANCO COUNTY	0.378800	\$31,410	\$31,410	\$118.98	\$118.98	\$0.00	\$0.00	\$0.00
2016	BL-PED GROUNDWATER CONS DIST	0.023100	\$31,410	\$31,410	\$7.26	\$7.26	\$0.00	\$0.00	\$0.00
2016	ESD #1	0.100000	\$31,410	\$31,410	\$31.41	\$31.41	\$0.00	\$0.00	\$0.00
2016	JOHNSON CITY ISD	1.140900	\$31,410	\$31,410	\$358.35	\$358.35	\$0.00	\$0.00	\$0.00
	2016 Total:	2.068800			\$649.80	\$649.80	\$0.00	\$0.00	\$0.00

Blanco CAD Property Search

Property Details

Account		
Property ID:	2903	Geographic ID: 26870000000374001
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	112 E MAIN ST JOHNSON CITY, TX 78636	
Map ID:	C3	Mapsco:
Legal Description:	JOHNSON CITY , BLK 09 , LOT 01 (PT OF), 02 (PT OF), 03 & 06 , ACRES .28	
Abstract/Subdivision:	SJ0001	
Neighborhood:	(JC-COMM) JC COMMERCIAL	
Owner		
Owner ID:	129914	
Name:	JCTX PARTNERS LLC	
Agent:		
Mailing Address:	611 W 5TH ST, STE # 300 AUSTIN, TX 78701	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$893,040 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$264,570 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,157,610 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$1,157,610

Ag Use Value:	\$0
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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: JCTX PARTNERS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CJC	CITY OF JC	0.332300	\$1,157,610	\$1,157,610	\$3,846.74	
GBL	BLANCO COUNTY	0.375232	\$1,157,610	\$1,157,610	\$4,343.72	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$1,157,610	\$1,157,610	\$187.25	
NJC	ESD #1	0.100000	\$1,157,610	\$1,157,610	\$1,157.61	
SJC	JOHNSON CITY ISD	0.860800	\$1,157,610	\$1,157,610	\$9,964.71	

Total Tax Rate: 1.684508

Estimated Taxes With Exemptions: \$19,500.03

Estimated Taxes Without Exemptions: \$19,500.03

Property Improvement - Building

Description: RETAIL & BAR/TAVERN **Type:** COMMERCIAL **Living Area:** 8140.0 sqft **Value:** \$705,693

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	MAIN AREA	RSC3	1980	6700	\$632,890
CP2	COVERED PORCH	*	1980	430	\$10,570
CP2	COVERED PORCH	*	1980	100	\$2,460
CP2	COVERED PORCH	*	1950	50	\$1,230
MA	MAIN AREA	RSC3	1950	1440	\$136,020

Description: BAR-TAVERN **Type:** COMMERCIAL **Living Area:** 1520.0 sqft **Value:** \$187,347

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	STORE	BRC3	1950	1520	\$177,210
PB	STORE	4A	1950	1728	\$11,250
SHEDU	STORE	*	1980	400	\$7,330
SHEDU	STORE	*	1950	532	\$12,130

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.28	12,196.80	86.95	158.00	\$264,570	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$893,040	\$264,570	\$0	\$0	\$1,157,610
2025	\$905,060	\$252,550	\$0	\$0	\$1,157,610
2024	\$972,730	\$245,120	\$0	\$0	\$1,217,850
2023	\$1,112,670	\$239,280	\$0	\$0	\$1,351,950
2022	\$904,090	\$212,220	\$0	\$0	\$1,116,310
2021	\$834,540	\$116,720	\$0	\$0	\$951,260
2020	\$275,950	\$77,820	\$0	\$0	\$353,770
2019	\$221,310	\$70,740	\$0	\$0	\$292,050
2018	\$212,310	\$28,110	\$0	\$0	\$240,420

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/31/2020	WV	WARRANTY W/ VENDORS LIEN	WEEKS RAYMOND	JCTX PARTNERS LLC			210088
12/5/2015	WV	WARRANTY W/ VENDORS LIEN	CRIDER VERNON	WEEKS RAYMOND	518	157	

Estimated Tax Due

If Paid: 08/20/2026

JUL
17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	At
2025	CITY OF JC	0.332300	\$1,157,610	\$1,157,610	\$3,846.74	\$4,116.02	\$0.00	\$0.00	
2025	BLANCO COUNTY	0.375232	\$1,157,610	\$1,157,610	\$4,343.72	\$4,647.78	\$0.00	\$0.00	
2025	BL-PED GROUNDWATER CONS DIST	0.016176	\$1,157,610	\$1,157,610	\$187.25	\$200.36	\$0.00	\$0.00	
2025	ESD #1	0.100000	\$1,157,610	\$1,157,610	\$1,157.61	\$1,238.64	\$0.00	\$0.00	
2025	JOHNSON CITY ISD	0.860800	\$1,157,610	\$1,157,610	\$9,964.71	\$10,662.24	\$0.00	\$0.00	
	2025 Total:	1.684508			\$19,500.03	\$20,865.04	\$0.00	\$0.00	
2024	CITY OF JC	0.338500	\$1,217,850	\$1,217,850	\$4,122.42	\$4,122.42	\$0.00	\$0.00	
2024	BLANCO COUNTY	0.370000	\$1,217,850	\$1,217,850	\$4,506.05	\$4,506.05	\$0.00	\$0.00	
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$1,217,850	\$1,217,850	\$203.03	\$203.03	\$0.00	\$0.00	
2024	ESD #1	0.100000	\$1,217,850	\$1,217,850	\$1,217.85	\$1,217.85	\$0.00	\$0.00	
2024	JOHNSON CITY ISD	0.860800	\$1,217,850	\$1,217,850	\$10,483.25	\$10,483.25	\$0.00	\$0.00	
	2024 Total:	1.685971			\$20,532.60	\$20,532.60	\$0.00	\$0.00	
2023	CITY OF JC	0.356900	\$1,351,950	\$1,351,950	\$4,825.11	\$4,825.11	\$0.00	\$0.00	
2023	BLANCO COUNTY	0.365097	\$1,351,950	\$1,351,950	\$4,935.93	\$4,935.93	\$0.00	\$0.00	
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$1,351,950	\$1,351,950	\$236.56	\$236.56	\$0.00	\$0.00	
2023	ESD #1	0.100000	\$1,351,950	\$1,351,950	\$1,351.95	\$1,351.95	\$0.00	\$0.00	
2023	JOHNSON CITY ISD	0.863100	\$1,351,950	\$1,351,950	\$11,668.68	\$11,668.68	\$0.00	\$0.00	
	2023 Total:	1.702595			\$23,018.23	\$23,018.23	\$0.00	\$0.00	
2022	CITY OF JC	0.356900	\$1,116,310	\$1,116,310	\$3,984.11	\$3,984.11	\$0.00	\$0.00	

2022	BLANCO COUNTY	0.341710	\$1,116,310	\$1,116,310	\$3,814.54	\$3,814.54	\$0.00	\$0.00	
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$1,116,310	\$1,116,310	\$224.68	\$224.68	\$0.00	\$0.00	
2022	ESD #1	0.100000	\$1,116,310	\$1,116,310	\$1,116.31	\$1,116.31	\$0.00	\$0.00	
2022	JOHNSON CITY ISD	1.048500	\$1,116,310	\$1,116,310	\$11,704.52	\$11,704.52	\$0.00	\$0.00	
	2022 Total:	1.867237			\$20,844.16	\$20,844.16	\$0.00	\$0.00	
2021	CITY OF JC	0.399000	\$951,260	\$951,260	\$3,795.53	\$3,795.53	\$0.00	\$0.00	
2021	BLANCO COUNTY	0.390000	\$951,260	\$951,260	\$3,709.92	\$3,709.92	\$0.00	\$0.00	
2021	BL-PED GROUNDWATER CONS DIST	0.022100	\$951,260	\$951,260	\$210.23	\$210.23	\$0.00	\$0.00	
2021	ESD #1	0.100000	\$951,260	\$951,260	\$951.26	\$951.26	\$0.00	\$0.00	
2021	JOHNSON CITY ISD	1.065900	\$951,260	\$951,260	\$10,139.48	\$10,139.48	\$0.00	\$0.00	
	2021 Total:	1.977000			\$18,806.42	\$18,806.42	\$0.00	\$0.00	
2020	CITY OF JC	0.399000	\$353,770	\$353,770	\$1,411.54	\$1,411.54	\$0.00	\$0.00	
2020	BLANCO COUNTY	0.390000	\$353,770	\$353,770	\$1,379.71	\$1,379.71	\$0.00	\$0.00	
2020	BL-PED GROUNDWATER CONS DIST	0.022400	\$353,770	\$353,770	\$79.24	\$79.24	\$0.00	\$0.00	
2020	ESD #1	0.098600	\$353,770	\$353,770	\$348.82	\$348.82	\$0.00	\$0.00	
2020	JOHNSON CITY ISD	1.143800	\$353,770	\$353,770	\$4,046.42	\$4,046.42	\$0.00	\$0.00	
	2020 Total:	2.053800			\$7,265.73	\$7,265.73	\$0.00	\$0.00	
2019	CITY OF JC	0.431000	\$292,050	\$292,050	\$1,258.74	\$1,258.74	\$0.00	\$0.00	
2019	BLANCO COUNTY	0.397000	\$292,050	\$292,050	\$1,159.44	\$1,159.44	\$0.00	\$0.00	
2019	BL-PED GROUNDWATER CONS DIST	0.022400	\$292,050	\$292,050	\$65.42	\$65.42	\$0.00	\$0.00	
2019	ESD #1	0.100000	\$292,050	\$292,050	\$292.05	\$292.05	\$0.00	\$0.00	
2019	JOHNSON CITY ISD	1.163900	\$292,050	\$292,050	\$3,399.17	\$3,399.17	\$0.00	\$0.00	

	2019 Total:	2.114300			\$6,174.82	\$6,174.82	\$0.00	\$0.00	
2018	CITY OF JC	0.465000	\$240,420	\$240,420	\$1,117.95	\$1,117.95	\$0.00	\$0.00	
2018	BLANCO COUNTY	0.397000	\$240,420	\$240,420	\$954.46	\$954.46	\$0.00	\$0.00	
2018	BL-PED GROUNDWATER CONS DIST	0.022900	\$240,420	\$240,420	\$55.06	\$55.06	\$0.00	\$0.00	
2018	ESD #1	0.100000	\$240,420	\$240,420	\$240.42	\$240.42	\$0.00	\$0.00	
2018	JOHNSON CITY ISD	1.133900	\$240,420	\$240,420	\$2,726.12	\$2,726.12	\$0.00	\$0.00	
	2018 Total:	2.118800			\$5,094.01	\$5,094.01	\$0.00	\$0.00	
2017	CITY OF JC	0.465000	\$230,360	\$230,360	\$1,071.17	\$1,071.17	\$0.00	\$0.00	
2017	BLANCO COUNTY	0.397000	\$230,360	\$230,360	\$914.53	\$914.53	\$0.00	\$0.00	
2017	BL-PED GROUNDWATER CONS DIST	0.023000	\$230,360	\$230,360	\$52.98	\$52.98	\$0.00	\$0.00	
2017	ESD #1	0.100000	\$230,360	\$230,360	\$230.36	\$230.36	\$0.00	\$0.00	
2017	JOHNSON CITY ISD	1.133900	\$230,360	\$230,360	\$2,612.05	\$2,612.05	\$0.00	\$0.00	
	2017 Total:	2.118900			\$4,881.09	\$4,881.09	\$0.00	\$0.00	
2016	CITY OF JC	0.426000	\$231,670	\$231,670	\$986.92	\$986.92	\$0.00	\$0.00	
2016	BLANCO COUNTY	0.378800	\$231,670	\$231,670	\$877.57	\$877.57	\$0.00	\$0.00	
2016	BL-PED GROUNDWATER CONS DIST	0.023100	\$231,670	\$231,670	\$53.52	\$53.52	\$0.00	\$0.00	
2016	ESD #1	0.100000	\$231,670	\$231,670	\$231.67	\$231.67	\$0.00	\$0.00	
2016	JOHNSON CITY ISD	1.140900	\$231,670	\$231,670	\$2,643.13	\$2,643.13	\$0.00	\$0.00	
	2016 Total:	2.068800			\$4,792.81	\$4,792.81	\$0.00	\$0.00	