Blanco CAD Property Search

Property Details

Account		
Property ID:	80149	**Geographic ID:** 88100801490019
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	JOHNSON CITY, TX 78636	
Map ID:		**Mapsco:**
Legal Description:	ABS A0110 SURVEY 340 A DECLOUDT,ACRES 0.62	
Abstract/Subdivision:	A0110	
Neighborhood:		
Owner		
Owner ID:	136054	
Name:	BALCONES 354 LLC	
Agent:		
Mailing Address:	9709 SAUGUS LANE AUSTIN, TX 78733	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)
HS Cap Loss:	N/A (-)
Circuit Breaker:	N/A (-)
Appraised Value:	N/A

Ag Use Value:	N/A

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: BALCONES 354 LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	N/A	N/A	N/A	N/A	N/A
GWD	BL-PED GROUNDWATER CONS DIST	N/A	N/A	N/A	N/A	N/A
NJC	ESD #1	N/A	N/A	N/A	N/A	N/A
SJC	JOHNSON CITY ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WDLF	WILDLIFE MANAGEMENT	0.62	27,007.20	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2027	N/A	N/A	N/A	N/A	N/A
2026	$0	$9,530	$60	$0	$60
2025	$0	$9,530	$60	$0	$60
2024	$0	$9,530	$60	$0	$60
2023	$0	$9,070	$60	$0	$60
2022	$0	$8,600	$60	$0	$60
2021	$0	$5,910	$60	$0	$60
2020	$0	$5,670	$60	$0	$60
2019	$0	$5,580	$50	$0	$50
2018	$0	$5,120	$50	$0	$50

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/29/2025	WV	WARRANTY W/ VENDORS LIEN	MEIER SHANE & LYDELL MEIER & TYSON MEIER	BALCONES 354 LLC			251766
3/20/2021	GIFT	GIFT DEED	MEIER DIANNE	MEIER SHANE & LYDELL MEIER & TYSON MEIER			241516

Estimated Tax Due

If Paid: 11/02/2026

$ Pay 2026 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2026	BLANCO COUNTY	0.372500	$9,530	$60	$0.23	$0.00	$0.23	$0.00	$0.00	$0.23
2026	BL-PED GROUNDWATER CONS DIST	0.015899	$9,530	$60	$0.01	$0.00	$0.01	$0.00	$0.00	$0.01
2026	ESD #1	0.100000	$9,530	$60	$0.06	$0.00	$0.06	$0.00	$0.00	$0.06
2026	JOHNSON CITY ISD	0.860800	$9,530	$60	$0.52	$0.00	$0.52	$0.00	$0.00	$0.52
	2026 Total:	1.349199			$0.82	$0.00	$0.82	$0.00	$0.00	$0.82
2025	BLANCO COUNTY	0.375232	$9,530	$60	$0.23	$0.23	$0.00	$0.01	$0.00	$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	$9,530	$60	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2025	ESD #1	0.100000	$9,530	$60	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2025	JOHNSON CITY ISD	0.860800	$9,530	$60	$0.52	$0.52	$0.00	$0.03	$0.00	$0.00
	2025 Total:	1.352208			$0.82	$0.82	$0.00	$0.04	$0.00	$0.00
2024	BLANCO COUNTY	0.370000	$9,530	$60	$0.22	$0.22	$0.00	$0.01	$0.00	$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	$9,530	$60	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2024	ESD #1	0.100000	$9,530	$60	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2024	JOHNSON CITY ISD	0.860800	$9,530	$60	$0.52	$0.52	$0.00	$0.05	$0.00	$0.00
	2024 Total:	1.347471			$0.81	$0.81	$0.00	$0.06	$0.00	$0.00
2023	BLANCO COUNTY	0.365097	$9,070	$60	$0.22	$0.22	$0.00	$0.01	$0.00	$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	$9,070	$60	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00

2023	ESD #1	0.100000	$9,070	$60	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2023	JOHNSON CITY ISD	0.863100	$9,070	$60	$0.52	$0.52	$0.00	$0.05	$0.00	$0.00
	2023 Total:	1.345695			$0.81	$0.81	$0.00	$0.06	$0.00	$0.00
2022	BLANCO COUNTY	0.341710	$8,600	$60	$0.20	$0.20	$0.00	$0.01	$0.00	$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	$8,600	$60	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2022	ESD #1	0.100000	$8,600	$60	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2022	JOHNSON CITY ISD	1.048500	$8,600	$60	$0.63	$0.63	$0.00	$0.05	$0.00	$0.00
	2022 Total:	1.510337			$0.90	$0.90	$0.00	$0.06	$0.00	$0.00
2021	BLANCO COUNTY	0.390000	$5,910	$60	$0.24	$0.24	$0.00	$0.00	$0.00	$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	$5,910	$60	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2021	ESD #1	0.100000	$5,910	$60	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2021	JOHNSON CITY ISD	1.065900	$5,910	$60	$0.64	$0.64	$0.00	$0.00	$0.00	$0.00
	2021 Total:	1.578000			$0.95	$0.95	$0.00	$0.00	$0.00	$0.00
2020	BLANCO COUNTY	0.390000	$5,670	$60	$0.23	$0.23	$0.00	$0.00	$0.00	$0.00
2020	BL-PED GROUNDWATER CONS DIST	0.022400	$5,670	$60	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2020	ESD #1	0.098600	$5,670	$60	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2020	JOHNSON CITY ISD	1.143800	$5,670	$60	$0.69	$0.69	$0.00	$0.00	$0.00	$0.00
	2020 Total:	1.654800			$0.99	$0.99	$0.00	$0.00	$0.00	$0.00
2019	BLANCO COUNTY	0.397000	$5,580	$50	$0.20	$0.20	$0.00	$0.03	$0.00	$0.00
2019	BL-PED GROUNDWATER CONS DIST	0.022400	$5,580	$50	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2019	ESD #1	0.100000	$5,580	$50	$0.05	$0.05	$0.00	$0.00	$0.00	$0.00

2019	JOHNSON CITY ISD	1.163900	$5,580	$50	$0.59	$0.59	$0.00	$0.07	$0.00	$0.00
	2019 Total:	1.683300			$0.85	$0.85	$0.00	$0.10	$0.00	$0.00
2018	BLANCO COUNTY	0.397000	$5,120	$50	$0.20	$0.20	$0.00	$0.03	$0.00	$0.00
2018	BL-PED GROUNDWATER CONS DIST	0.022900	$5,120	$50	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2018	ESD #1	0.100000	$5,120	$50	$0.05	$0.05	$0.00	$0.00	$0.00	$0.00
2018	JOHNSON CITY ISD	1.133900	$5,120	$50	$0.57	$0.57	$0.00	$0.07	$0.00	$0.00
	2018 Total:	1.653800			$0.83	$0.83	$0.00	$0.10	$0.00	$0.00
2017	BLANCO COUNTY	0.397000	$4,880	$50	$0.20	$0.20	$0.00	$0.00	$0.00	$0.00
2017	BL-PED GROUNDWATER CONS DIST	0.023000	$4,880	$50	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2017	ESD #1	0.100000	$4,880	$50	$0.05	$0.05	$0.00	$0.00	$0.00	$0.00
2017	JOHNSON CITY ISD	1.133900	$4,880	$50	$0.57	$0.57	$0.00	$0.00	$0.00	$0.00
	2017 Total:	1.653900			$0.83	$0.83	$0.00	$0.00	$0.00	$0.00
2016	BLANCO COUNTY	0.378800	$4,880	$50	$0.19	$0.19	$0.00	$0.00	$0.00	$0.00
2016	BL-PED GROUNDWATER CONS DIST	0.023100	$4,880	$50	$0.01	$0.01	$0.00	$0.00	$0.00	$0.00
2016	ESD #1	0.100000	$4,880	$50	$0.05	$0.05	$0.00	$0.00	$0.00	$0.00
2016	JOHNSON CITY ISD	1.140900	$4,880	$50	$0.57	$0.57	$0.00	$0.00	$0.00	$0.00
	2016 Total:	1.642800			$0.82	$0.82	$0.00	$0.00	$0.00	$0.00

Blanco CAD Property Search

Property Details

Account		
Property ID:	6597	**Geographic ID:** 26870000001101001
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	JOHNSON CITY, TX 78636	
Map ID:	A3	**Mapsco:**
Legal Description:	ABS A0376 SURVEY 329 D. LEWIS,ACRES 119.49	
Abstract/Subdivision:	A0376	
Neighborhood:		
Owner		
Owner ID:	136054	
Name:	BALCONES 354 LLC	
Agent:		
Mailing Address:	9709 SAUGUS LANE AUSTIN, TX 78733	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$3,140 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$2,447,000 (+)
Market Value:	$2,450,140 (=)
Agricultural Value Loss:	$2,434,360 (-)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Appraised Value:	$15,780

Ag Use Value:	$12,640

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: BALCONES 354 LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.372500	$2,450,140	$15,780	$58.78	
GWD	BL-PED GROUNDWATER CONS DIST	0.015899	$2,450,140	$15,780	$2.51	
NJC	ESD #1	0.100000	$2,450,140	$15,780	$15.78	
SJC	JOHNSON CITY ISD	0.860800	$2,450,140	$15,780	$135.83	

Total Tax Rate: 1.349199

Estimated Taxes With Exemptions: $212.90

Estimated Taxes Without Exemptions: $33,057.27

Property Improvement - Building

Description: MISC IMP **Type:** MISC IMPROVEMENT **Living Area:** 0 sqft **Value:** $3,140

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	3L	1970	960	$2,590
PB	CARPORT ATTACHED TO RES	4L	1970	240	$550

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WDLF	WILDLIFE MANAGEMENT	119.49	5,204,984.40	0.00	0.00	$2,447,000	$12,640

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	$3,140	$2,447,000	$12,640	$0	$15,780
2025	$5,880	$2,447,000	$12,580	$0	$18,460
2024	$5,880	$2,447,000	$12,310	$0	$18,190
2023	$5,670	$2,587,630	$12,260	$0	$17,930
2022	$5,240	$1,641,320	$12,240	$0	$17,480
2021	$5,020	$1,354,090	$12,160	$0	$17,180
2020	$5,020	$1,200,210	$11,880	$0	$16,900
2019	$4,940	$1,179,700	$11,580	$0	$16,520
2018	$4,720	$1,128,400	$11,580	$0	$16,300

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/29/2025	WV	WARRANTY W/ VENDORS LIEN	MEIER SHANE & LYDELL MEIER & TYSON MEIER	BALCONES 354 LLC			251766
3/20/2021	GIFT	GIFT DEED	MEIER DIANNE	MEIER SHANE & LYDELL MEIER & TYSON MEIER			241516
6/27/2011	GIFT	GIFT DEED	KOENNECKE THEO	MEIER DIANNE	439	499	

Estimated Tax Due

If Paid: 10/20/2026

$ Pay 2026 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2026	BLANCO COUNTY	0.372500	$2,450,140	$15,780	$58.78	$0.00	$58.78	$0.00	$0.00
2026	BL-PED GROUNDWATER CONS DIST	0.015899	$2,450,140	$15,780	$2.51	$0.00	$2.51	$0.00	$0.00
2026	ESD #1	0.100000	$2,450,140	$15,780	$15.78	$0.00	$15.78	$0.00	$0.00
2026	JOHNSON CITY ISD	0.860800	$2,450,140	$15,780	$135.84	$0.00	$135.84	$0.00	$0.00
	2026 Total:	1.349199			$212.91	$0.00	$212.91	$0.00	$0.00
2025	BLANCO COUNTY	0.375232	$2,452,880	$18,460	$69.27	$69.27	$0.00	$4.84	$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	$2,452,880	$18,460	$2.99	$2.99	$0.00	$0.21	$0.00
2025	ESD #1	0.100000	$2,452,880	$18,460	$18.46	$18.46	$0.00	$1.29	$0.00
2025	JOHNSON CITY ISD	0.860800	$2,452,880	$18,460	$158.90	$158.90	$0.00	$11.13	$0.00
	2025 Total:	1.352208			$249.62	$249.62	$0.00	$17.47	$0.00
2024	BLANCO COUNTY	0.370000	$2,452,880	$18,190	$67.31	$67.31	$0.00	$6.06	$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	$2,452,880	$18,190	$3.03	$3.03	$0.00	$0.27	$0.00
2024	ESD #1	0.100000	$2,452,880	$18,190	$18.19	$18.19	$0.00	$1.63	$0.00
2024	JOHNSON CITY ISD	0.860800	$2,452,880	$18,190	$156.58	$156.58	$0.00	$14.10	$0.00
	2024 Total:	1.347471			$245.11	$245.11	$0.00	$22.06	$0.00
2023	BLANCO COUNTY	0.365097	$2,593,300	$17,930	$65.46	$65.46	$0.00	$5.89	$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	$2,593,300	$17,930	$3.14	$3.14	$0.00	$0.28	$0.00

2023	ESD #1	0.100000	$2,593,300	$17,930	$17.93	$17.93	$0.00	$1.62	$0.00
2023	JOHNSON CITY ISD	0.863100	$2,593,300	$17,930	$154.76	$154.76	$0.00	$13.93	$0.00
	2023 Total:	1.345695			$241.29	$241.29	$0.00	$21.72	$0.00
2022	BLANCO COUNTY	0.341710	$1,646,560	$17,480	$59.74	$59.74	$0.00	$4.18	$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	$1,646,560	$17,480	$3.52	$3.52	$0.00	$0.25	$0.00
2022	ESD #1	0.100000	$1,646,560	$17,480	$17.48	$17.48	$0.00	$1.22	$0.00
2022	JOHNSON CITY ISD	1.048500	$1,646,560	$17,480	$183.27	$183.27	$0.00	$12.82	$0.00
	2022 Total:	1.510337			$264.01	$264.01	$0.00	$18.47	$0.00
2021	BLANCO COUNTY	0.390000	$1,359,110	$17,180	$67.00	$67.00	$0.00	$0.00	$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	$1,359,110	$17,180	$3.80	$3.80	$0.00	$0.00	$0.00
2021	ESD #1	0.100000	$1,359,110	$17,180	$17.18	$17.18	$0.00	$0.00	$0.00
2021	JOHNSON CITY ISD	1.065900	$1,359,110	$17,180	$183.12	$183.12	$0.00	$0.00	$0.00
	2021 Total:	1.578000			$271.10	$271.10	$0.00	$0.00	$0.00
2020	BLANCO COUNTY	0.390000	$1,205,230	$16,900	$65.91	$65.91	$0.00	$0.00	$0.00
2020	BL-PED GROUNDWATER CONS DIST	0.022400	$1,205,230	$16,900	$3.79	$3.79	$0.00	$0.00	$0.00
2020	ESD #1	0.098600	$1,205,230	$16,900	$16.66	$16.66	$0.00	$0.00	$0.00
2020	JOHNSON CITY ISD	1.143800	$1,205,230	$16,900	$193.30	$193.30	$0.00	$0.00	$0.00
	2020 Total:	1.654800			$279.66	$279.66	$0.00	$0.00	$0.00
2019	BLANCO COUNTY	0.397000	$1,184,640	$16,520	$65.58	$65.58	$0.00	$8.52	$0.00
2019	BL-PED GROUNDWATER CONS DIST	0.022400	$1,184,640	$16,520	$3.70	$3.70	$0.00	$0.48	$0.00
2019	ESD #1	0.100000	$1,184,640	$16,520	$16.52	$16.52	$0.00	$2.15	$0.00

2019	JOHNSON CITY ISD	1.163900	$1,184,640	$16,520	$192.27	$192.27	$0.00	$24.99	$0.00
	2019 Total:	1.683300			$278.07	$278.07	$0.00	$36.14	$0.00
2018	BLANCO COUNTY	0.397000	$1,133,120	$16,300	$64.71	$64.71	$0.00	$8.40	$0.00
2018	BL-PED GROUNDWATER CONS DIST	0.022900	$1,133,120	$16,300	$3.73	$3.73	$0.00	$0.49	$0.00
2018	ESD #1	0.100000	$1,133,120	$16,300	$16.30	$16.30	$0.00	$2.12	$0.00
2018	JOHNSON CITY ISD	1.133900	$1,133,120	$16,300	$184.83	$184.83	$0.00	$24.03	$0.00
	2018 Total:	1.653800			$269.57	$269.57	$0.00	$35.04	$0.00
2017	BLANCO COUNTY	0.397000	$1,081,830	$14,640	$58.12	$58.12	$0.00	$0.00	$0.00
2017	BL-PED GROUNDWATER CONS DIST	0.023000	$1,081,830	$14,640	$3.37	$3.37	$0.00	$0.00	$0.00
2017	ESD #1	0.100000	$1,081,830	$14,640	$14.64	$14.64	$0.00	$0.00	$0.00
2017	JOHNSON CITY ISD	1.133900	$1,081,830	$14,640	$166.01	$166.01	$0.00	$0.00	$0.00
	2017 Total:	1.653900			$242.14	$242.14	$0.00	$0.00	$0.00
2016	BLANCO COUNTY	0.378800	$1,081,620	$14,430	$54.66	$54.66	$0.00	$0.00	$0.00
2016	BL-PED GROUNDWATER CONS DIST	0.023100	$1,081,620	$14,430	$3.33	$3.33	$0.00	$0.00	$0.00
2016	ESD #1	0.100000	$1,081,620	$14,430	$14.43	$14.43	$0.00	$0.00	$0.00
2016	JOHNSON CITY ISD	1.140900	$1,081,620	$14,430	$164.63	$164.63	$0.00	$0.00	$0.00
	2016 Total:	1.642800			$237.05	$237.05	$0.00	$0.00	$0.00

Blanco CAD Property Search

Property Details

Account		
Property ID:	6592	**Geographic ID:** 26870000001096001
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	JOHNSON CITY, TX 78636	
Map ID:	A3	**Mapsco:**
Legal Description:	ABS A0897 SURVEY 340 G.W. MARSHALL,ACRES 161.64	
Abstract/Subdivision:	A0897	
Neighborhood:		
Owner		
Owner ID:	136054	
Name:	BALCONES 354 LLC	
Agent:		
Mailing Address:	9709 SAUGUS LANE AUSTIN, TX 78733	
% 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:	$1,720,720 (+)
Market Value:	$1,720,720 (=)
Agricultural Value Loss:	$1,707,380 (-)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Appraised Value:	$13,340

Ag Use Value:	$13,340

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: BALCONES 354 LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.372500	$1,720,720	$13,340	$49.69	
GWD	BL-PED GROUNDWATER CONS DIST	0.015899	$1,720,720	$13,340	$2.12	
NJC	ESD #1	0.100000	$1,720,720	$13,340	$13.34	
SJC	JOHNSON CITY ISD	0.860800	$1,720,720	$13,340	$114.83	

Total Tax Rate: 1.349199

Estimated Taxes With Exemptions: $179.98

Estimated Taxes Without Exemptions: $23,215.94

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WDLF	WILDLIFE MANAGEMENT	161.64	7,041,038.40	0.00	0.00	$1,720,720	$13,340

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	$0	$1,720,720	$13,340	$0	$13,340
2025	$0	$1,720,720	$13,280	$0	$13,280
2024	$0	$1,720,720	$12,990	$0	$12,990
2023	$0	$1,720,720	$12,940	$0	$12,940
2022	$0	$1,609,380	$12,910	$0	$12,910
2021	$0	$1,204,510	$12,830	$0	$12,830
2020	$0	$1,153,900	$12,530	$0	$12,530
2019	$0	$1,133,650	$12,220	$0	$12,220
2018	$0	$1,083,040	$12,220	$0	$12,220

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/29/2025	WV	WARRANTY W/ VENDORS LIEN	MEIER SHANE & LYDELL MEIER & TYSON MEIER	BALCONES 354 LLC			251766
3/20/2021	GIFT	GIFT DEED	MEIER DIANNE	MEIER SHANE & LYDELL MEIER & TYSON MEIER			241516
6/27/2011	GIFT	GIFT DEED	MEIER DIANE KOENNECKE STEVEN &	MEIER DIANNE	439	499	
1/1/1977	GIFT	GIFT DEED	KOENNECKE THEO	MEIER DIANE KOENNECKE STEVEN &	90	5410	0

Estimated Tax Due

If Paid: 10/20/2026

$ Pay 2026 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2026	BLANCO COUNTY	0.372500	$1,720,720	$13,340	$49.69	$0.00	$49.69	$0.00	$0.00
2026	BL-PED GROUNDWATER CONS DIST	0.015899	$1,720,720	$13,340	$2.12	$0.00	$2.12	$0.00	$0.00
2026	ESD #1	0.100000	$1,720,720	$13,340	$13.34	$0.00	$13.34	$0.00	$0.00
2026	JOHNSON CITY ISD	0.860800	$1,720,720	$13,340	$114.83	$0.00	$114.83	$0.00	$0.00
	2026 Total:	1.349199			$179.98	$0.00	$179.98	$0.00	$0.00
2025	BLANCO COUNTY	0.375232	$1,720,720	$13,280	$49.83	$49.83	$0.00	$0.00	$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	$1,720,720	$13,280	$2.15	$2.15	$0.00	$0.00	$0.00
2025	ESD #1	0.100000	$1,720,720	$13,280	$13.28	$13.28	$0.00	$0.00	$0.00
2025	JOHNSON CITY ISD	0.860800	$1,720,720	$13,280	$114.31	$114.31	$0.00	$0.00	$0.00
	2025 Total:	1.352208			$179.57	$179.57	$0.00	$0.00	$0.00
2024	BLANCO COUNTY	0.370000	$1,720,720	$12,990	$48.07	$48.07	$0.00	$0.00	$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	$1,720,720	$12,990	$2.17	$2.17	$0.00	$0.00	$0.00
2024	ESD #1	0.100000	$1,720,720	$12,990	$12.99	$12.99	$0.00	$0.00	$0.00
2024	JOHNSON CITY ISD	0.860800	$1,720,720	$12,990	$111.82	$111.82	$0.00	$0.00	$0.00
	2024 Total:	1.347471			$175.05	$175.05	$0.00	$0.00	$0.00
2023	BLANCO COUNTY	0.365097	$1,720,720	$12,940	$47.24	$47.24	$0.00	$4.26	$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	$1,720,720	$12,940	$2.26	$2.26	$0.00	$0.21	$0.00

2023	ESD #1	0.100000	$1,720,720	$12,940	$12.94	$12.94	$0.00	$1.17	$0.00
2023	JOHNSON CITY ISD	0.863100	$1,720,720	$12,940	$111.68	$111.68	$0.00	$10.05	$0.00
	2023 Total:	1.345695			$174.12	$174.12	$0.00	$15.69	$0.00
2022	BLANCO COUNTY	0.341710	$1,609,380	$12,910	$44.11	$44.11	$0.00	$3.10	$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	$1,609,380	$12,910	$2.60	$2.60	$0.00	$0.19	$0.00
2022	ESD #1	0.100000	$1,609,380	$12,910	$12.91	$12.91	$0.00	$0.90	$0.00
2022	JOHNSON CITY ISD	1.048500	$1,609,380	$12,910	$135.36	$135.36	$0.00	$9.47	$0.00
	2022 Total:	1.510337			$194.98	$194.98	$0.00	$13.66	$0.00
2021	BLANCO COUNTY	0.390000	$1,204,510	$12,830	$50.03	$50.03	$0.00	$0.00	$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	$1,204,510	$12,830	$2.84	$2.84	$0.00	$0.00	$0.00
2021	ESD #1	0.100000	$1,204,510	$12,830	$12.83	$12.83	$0.00	$0.00	$0.00
2021	JOHNSON CITY ISD	1.065900	$1,204,510	$12,830	$136.76	$136.76	$0.00	$0.00	$0.00
	2021 Total:	1.578000			$202.46	$202.46	$0.00	$0.00	$0.00
2020	BLANCO COUNTY	0.390000	$1,153,900	$12,530	$48.87	$48.87	$0.00	$0.00	$0.00
2020	BL-PED GROUNDWATER CONS DIST	0.022400	$1,153,900	$12,530	$2.81	$2.81	$0.00	$0.00	$0.00
2020	ESD #1	0.098600	$1,153,900	$12,530	$12.35	$12.35	$0.00	$0.00	$0.00
2020	JOHNSON CITY ISD	1.143800	$1,153,900	$12,530	$143.32	$143.32	$0.00	$0.00	$0.00
	2020 Total:	1.654800			$207.35	$207.35	$0.00	$0.00	$0.00
2019	BLANCO COUNTY	0.397000	$1,133,650	$12,220	$48.52	$48.52	$0.00	$0.00	$0.00
2019	BL-PED GROUNDWATER CONS DIST	0.022400	$1,133,650	$12,220	$2.74	$2.74	$0.00	$0.00	$0.00
2019	ESD #1	0.100000	$1,133,650	$12,220	$12.22	$12.22	$0.00	$0.00	$0.00

2019	JOHNSON CITY ISD	1.163900	$1,133,650	$12,220	$142.22	$142.22	$0.00	$0.00	$0.00
	2019 Total:	1.683300			$205.70	$205.70	$0.00	$0.00	$0.00
2018	BLANCO COUNTY	0.397000	$1,083,040	$12,220	$48.52	$48.52	$0.00	$0.00	$0.00
2018	BL-PED GROUNDWATER CONS DIST	0.022900	$1,083,040	$12,220	$2.80	$2.80	$0.00	$0.00	$0.00
2018	ESD #1	0.100000	$1,083,040	$12,220	$12.22	$12.22	$0.00	$0.00	$0.00
2018	JOHNSON CITY ISD	1.133900	$1,083,040	$12,220	$138.56	$138.56	$0.00	$0.00	$0.00
	2018 Total:	1.653800			$202.10	$202.10	$0.00	$0.00	$0.00
2017	BLANCO COUNTY	0.397000	$1,072,920	$10,510	$41.72	$41.72	$0.00	$0.00	$0.00
2017	BL-PED GROUNDWATER CONS DIST	0.023000	$1,072,920	$10,510	$2.42	$2.42	$0.00	$0.00	$0.00
2017	ESD #1	0.100000	$1,072,920	$10,510	$10.51	$10.51	$0.00	$0.00	$0.00
2017	JOHNSON CITY ISD	1.133900	$1,072,920	$10,510	$119.17	$119.17	$0.00	$0.00	$0.00
	2017 Total:	1.653900			$173.82	$173.82	$0.00	$0.00	$0.00
2016	BLANCO COUNTY	0.378800	$1,072,920	$10,510	$39.81	$39.81	$0.00	$0.00	$0.00
2016	BL-PED GROUNDWATER CONS DIST	0.023100	$1,072,920	$10,510	$2.43	$2.43	$0.00	$0.00	$0.00
2016	ESD #1	0.100000	$1,072,920	$10,510	$10.51	$10.51	$0.00	$0.00	$0.00
2016	JOHNSON CITY ISD	1.140900	$1,072,920	$10,510	$119.90	$119.90	$0.00	$0.00	$0.00
	2016 Total:	1.642800			$172.65	$172.65	$0.00	$0.00	$0.00

Blanco CAD Property Search

Property Details

Account		
Property ID:	80151	**Geographic ID:** 8810080150110
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	JOHNSON CITY, TX 78636	
Map ID:		**Mapsco:**
Legal Description:	ABS A1302 SURVEY 99 M. A. MC LENDON,ACRES 18.3	
Abstract/Subdivision:	A1302	
Neighborhood:		
Owner		
Owner ID:	136054	
Name:	BALCONES 354 LLC	
Agent:		
Mailing Address:	9709 SAUGUS LANE AUSTIN, TX 78733	
% 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:	$281,360 (+)
Market Value:	$281,360 (=)
Agricultural Value Loss:	$279,640 (-)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Appraised Value:	$1,720

Ag Use Value:	$1,720

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: BALCONES 354 LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.372500	$281,360	$1,720	$6.41	
GWD	BL-PED GROUNDWATER CONS DIST	0.015899	$281,360	$1,720	$0.27	
NJC	ESD #1	0.100000	$281,360	$1,720	$1.72	
SJC	JOHNSON CITY ISD	0.860800	$281,360	$1,720	$14.81	

Total Tax Rate: 1.349199

Estimated Taxes With Exemptions: $23.21

Estimated Taxes Without Exemptions: $3,796.11

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WDLF	WILDLIFE MANAGEMENT	18.30	797,148.00	0.00	0.00	$281,360	$1,720

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	$0	$281,360	$1,720	$0	$1,720
2025	$0	$281,360	$1,720	$0	$1,720
2024	$0	$281,360	$1,680	$0	$1,680
2023	$0	$267,640	$1,670	$0	$1,670
2022	$0	$253,910	$1,670	$0	$1,670
2021	$0	$174,310	$1,660	$0	$1,660
2020	$0	$167,450	$1,620	$0	$1,620
2019	$0	$164,700	$1,580	$0	$1,580
2018	$0	$150,980	$1,580	$0	$1,580

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/29/2025	WV	WARRANTY W/ VENDORS LIEN	MEIER SHANE & LYDELL MEIER & TYSON MEIER	BALCONES 354 LLC			251766
3/20/2021	GIFT	GIFT DEED	MEIER DIANNE	MEIER SHANE & LYDELL MEIER & TYSON MEIER			241516
6/27/2011	GIFT	GIFT DEED			439	499	

Estimated Tax Due

If Paid: 10/20/2026

$ Pay 2026 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amo
2026	BLANCO COUNTY	0.372500	$281,360	$1,720	$6.41	$0.00	$6.41	$0.00	$0.00	$
2026	BL-PED GROUNDWATER CONS DIST	0.015899	$281,360	$1,720	$0.27	$0.00	$0.27	$0.00	$0.00	$
2026	ESD #1	0.100000	$281,360	$1,720	$1.72	$0.00	$1.72	$0.00	$0.00	$
2026	JOHNSON CITY ISD	0.860800	$281,360	$1,720	$14.81	$0.00	$14.81	$0.00	$0.00	$1
	2026 Total:	1.349199			$23.21	$0.00	$23.21	$0.00	$0.00	$2
2025	BLANCO COUNTY	0.375232	$281,360	$1,720	$6.45	$6.45	$0.00	$0.45	$0.00	$
2025	BL-PED GROUNDWATER CONS DIST	0.016176	$281,360	$1,720	$0.28	$0.28	$0.00	$0.02	$0.00	$
2025	ESD #1	0.100000	$281,360	$1,720	$1.72	$1.72	$0.00	$0.12	$0.00	$
2025	JOHNSON CITY ISD	0.860800	$281,360	$1,720	$14.81	$14.81	$0.00	$1.03	$0.00	$
	2025 Total:	1.352208			$23.26	$23.26	$0.00	$1.62	$0.00	$
2024	BLANCO COUNTY	0.370000	$281,360	$1,680	$6.22	$6.22	$0.00	$0.57	$0.00	$
2024	BL-PED GROUNDWATER CONS DIST	0.016671	$281,360	$1,680	$0.28	$0.28	$0.00	$0.03	$0.00	$
2024	ESD #1	0.100000	$281,360	$1,680	$1.68	$1.68	$0.00	$0.15	$0.00	$
2024	JOHNSON CITY ISD	0.860800	$281,360	$1,680	$14.46	$14.46	$0.00	$1.30	$0.00	$
	2024 Total:	1.347471			$22.64	$22.64	$0.00	$2.05	$0.00	$
2023	BLANCO COUNTY	0.365097	$267,640	$1,670	$6.10	$6.10	$0.00	$0.54	$0.00	$
2023	BL-PED GROUNDWATER CONS DIST	0.017498	$267,640	$1,670	$0.29	$0.29	$0.00	$0.03	$0.00	$

2023	ESD #1	0.100000	$267,640	$1,670	$1.67	$1.67	$0.00	$0.15	$0.00	$
2023	JOHNSON CITY ISD	0.863100	$267,640	$1,670	$14.42	$14.42	$0.00	$1.29	$0.00	$
	2023 Total:	1.345695			$22.48	$22.48	$0.00	$2.01	$0.00	$
2022	BLANCO COUNTY	0.341710	$253,910	$1,670	$5.70	$5.70	$0.00	$0.40	$0.00	$
2022	BL-PED GROUNDWATER CONS DIST	0.020127	$253,910	$1,670	$0.34	$0.34	$0.00	$0.02	$0.00	$
2022	ESD #1	0.100000	$253,910	$1,670	$1.67	$1.67	$0.00	$0.12	$0.00	$
2022	JOHNSON CITY ISD	1.048500	$253,910	$1,670	$17.51	$17.51	$0.00	$1.22	$0.00	$
	2022 Total:	1.510337			$25.22	$25.22	$0.00	$1.76	$0.00	$
2021	BLANCO COUNTY	0.390000	$174,310	$1,660	$6.48	$6.48	$0.00	$0.00	$0.00	$
2021	BL-PED GROUNDWATER CONS DIST	0.022100	$174,310	$1,660	$0.37	$0.37	$0.00	$0.00	$0.00	$
2021	ESD #1	0.100000	$174,310	$1,660	$1.66	$1.66	$0.00	$0.00	$0.00	$
2021	JOHNSON CITY ISD	1.065900	$174,310	$1,660	$17.70	$17.70	$0.00	$0.00	$0.00	$
	2021 Total:	1.578000			$26.21	$26.21	$0.00	$0.00	$0.00	$
2020	BLANCO COUNTY	0.390000	$167,450	$1,620	$6.32	$6.32	$0.00	$0.00	$0.00	$
2020	BL-PED GROUNDWATER CONS DIST	0.022400	$167,450	$1,620	$0.36	$0.36	$0.00	$0.00	$0.00	$
2020	ESD #1	0.098600	$167,450	$1,620	$1.60	$1.60	$0.00	$0.00	$0.00	$
2020	JOHNSON CITY ISD	1.143800	$167,450	$1,620	$18.53	$18.53	$0.00	$0.00	$0.00	$
	2020 Total:	1.654800			$26.81	$26.81	$0.00	$0.00	$0.00	$
2019	BLANCO COUNTY	0.397000	$164,700	$1,580	$6.27	$6.27	$0.00	$0.81	$0.00	$
2019	BL-PED GROUNDWATER CONS DIST	0.022400	$164,700	$1,580	$0.35	$0.35	$0.00	$0.04	$0.00	$
2019	ESD #1	0.100000	$164,700	$1,580	$1.58	$1.58	$0.00	$0.20	$0.00	$

2019	JOHNSON CITY ISD	1.163900	$164,700	$1,580	$18.39	$18.39	$0.00	$2.39	$0.00	$
	2019 Total:	1.683300			$26.59	$26.59	$0.00	$3.44	$0.00	$
2018	BLANCO COUNTY	0.397000	$150,980	$1,580	$6.28	$6.28	$0.00	$0.82	$0.00	$
2018	BL-PED GROUNDWATER CONS DIST	0.022900	$150,980	$1,580	$0.36	$0.36	$0.00	$0.04	$0.00	$
2018	ESD #1	0.100000	$150,980	$1,580	$1.58	$1.58	$0.00	$0.20	$0.00	$
2018	JOHNSON CITY ISD	1.133900	$150,980	$1,580	$17.91	$17.91	$0.00	$2.33	$0.00	$
	2018 Total:	1.653800			$26.13	$26.13	$0.00	$3.39	$0.00	$
2017	BLANCO COUNTY	0.397000	$144,110	$1,350	$5.36	$5.36	$0.00	$0.00	$0.00	$
2017	BL-PED GROUNDWATER CONS DIST	0.023000	$144,110	$1,350	$0.31	$0.31	$0.00	$0.00	$0.00	$
2017	ESD #1	0.100000	$144,110	$1,350	$1.35	$1.35	$0.00	$0.00	$0.00	$
2017	JOHNSON CITY ISD	1.133900	$144,110	$1,350	$15.31	$15.31	$0.00	$0.00	$0.00	$
	2017 Total:	1.653900			$22.33	$22.33	$0.00	$0.00	$0.00	$
2016	BLANCO COUNTY	0.378800	$144,110	$1,350	$5.11	$5.11	$0.00	$0.00	$0.00	$
2016	BL-PED GROUNDWATER CONS DIST	0.023100	$144,110	$1,350	$0.31	$0.31	$0.00	$0.00	$0.00	$
2016	ESD #1	0.100000	$144,110	$1,350	$1.35	$1.35	$0.00	$0.00	$0.00	$
2016	JOHNSON CITY ISD	1.140900	$144,110	$1,350	$15.40	$15.40	$0.00	$0.00	$0.00	$
	2016 Total:	1.642800			$22.17	$22.17	$0.00	$0.00	$0.00	$

Blanco CAD Property Search

Property Details

Account		
Property ID:	80150	**Geographic ID:** 881008015001
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	JOHNSON CITY, TX 78636	
Map ID:		**Mapsco:**
Legal Description:	ABS A0955 SURVEY 342 B.H. MC LENDON,ACRES 3.23	
Abstract/Subdivision:	A0955	
Neighborhood:		
Owner		
Owner ID:	136054	
Name:	BALCONES 354 LLC	
Agent:		
Mailing Address:	9709 SAUGUS LANE AUSTIN, TX 78733	
% 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:	$49,660 (+)
Market Value:	$49,660 (=)
Agricultural Value Loss:	$49,360 (-)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Appraised Value:	$300

Ag Use Value:	$300

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: BALCONES 354 LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.372500	$49,660	$300	$1.12	
GWD	BL-PED GROUNDWATER CONS DIST	0.015899	$49,660	$300	$0.05	
NJC	ESD #1	0.100000	$49,660	$300	$0.30	
SJC	JOHNSON CITY ISD	0.860800	$49,660	$300	$2.58	

Total Tax Rate: 1.349199

Estimated Taxes With Exemptions: $4.05

Estimated Taxes Without Exemptions: $670.01

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WDLF	WILDLIFE MANAGEMENT	3.23	140,698.80	0.00	0.00	$49,660	$300

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	$0	$49,660	$300	$0	$300
2025	$0	$49,660	$300	$0	$300
2024	$0	$49,660	$300	$0	$300
2023	$0	$47,240	$300	$0	$300
2022	$0	$44,820	$290	$0	$290
2021	$0	$30,770	$290	$0	$290
2020	$0	$29,560	$290	$0	$290
2019	$0	$29,070	$280	$0	$280
2018	$0	$26,650	$280	$0	$280

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/29/2025	WV	WARRANTY W/ VENDORS LIEN	MEIER SHANE & LYDELL MEIER & TYSON MEIER	BALCONES 354 LLC			251766
3/20/2021	GIFT	GIFT DEED	MEIER DIANNE	MEIER SHANE & LYDELL MEIER & TYSON MEIER			241516

Estimated Tax Due

If Paid: 10/20/2026

$ Pay 2026 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2026	BLANCO COUNTY	0.372500	$49,660	$300	$1.11	$0.00	$1.11	$0.00	$0.00	$1.11
2026	BL-PED GROUNDWATER CONS DIST	0.015899	$49,660	$300	$0.05	$0.00	$0.05	$0.00	$0.00	$0.05
2026	ESD #1	0.100000	$49,660	$300	$0.30	$0.00	$0.30	$0.00	$0.00	$0.30
2026	JOHNSON CITY ISD	0.860800	$49,660	$300	$2.58	$0.00	$2.58	$0.00	$0.00	$2.58
	2026 Total:	1.349199			$4.04	$0.00	$4.04	$0.00	$0.00	$4.04
2025	BLANCO COUNTY	0.375232	$49,660	$300	$1.12	$1.12	$0.00	$0.07	$0.00	$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	$49,660	$300	$0.05	$0.05	$0.00	$0.00	$0.00	$0.00
2025	ESD #1	0.100000	$49,660	$300	$0.30	$0.30	$0.00	$0.02	$0.00	$0.00
2025	JOHNSON CITY ISD	0.860800	$49,660	$300	$2.58	$2.58	$0.00	$0.18	$0.00	$0.00
	2025 Total:	1.352208			$4.05	$4.05	$0.00	$0.27	$0.00	$0.00
2024	BLANCO COUNTY	0.370000	$49,660	$300	$1.11	$1.11	$0.00	$0.11	$0.00	$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	$49,660	$300	$0.05	$0.05	$0.00	$0.00	$0.00	$0.00
2024	ESD #1	0.100000	$49,660	$300	$0.30	$0.30	$0.00	$0.03	$0.00	$0.00
2024	JOHNSON CITY ISD	0.860800	$49,660	$300	$2.58	$2.58	$0.00	$0.23	$0.00	$0.00
	2024 Total:	1.347471			$4.04	$4.04	$0.00	$0.37	$0.00	$0.00
2023	BLANCO COUNTY	0.365097	$47,240	$300	$1.10	$1.10	$0.00	$0.10	$0.00	$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	$47,240	$300	$0.05	$0.05	$0.00	$0.00	$0.00	$0.00

2023	ESD #1	0.100000	$47,240	$300	$0.30	$0.30	$0.00	$0.03	$0.00	$0.00
2023	JOHNSON CITY ISD	0.863100	$47,240	$300	$2.59	$2.59	$0.00	$0.23	$0.00	$0.00
	2023 Total:	1.345695			$4.04	$4.04	$0.00	$0.36	$0.00	$0.00
2022	BLANCO COUNTY	0.341710	$44,820	$290	$0.99	$0.99	$0.00	$0.07	$0.00	$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	$44,820	$290	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2022	ESD #1	0.100000	$44,820	$290	$0.29	$0.29	$0.00	$0.02	$0.00	$0.00
2022	JOHNSON CITY ISD	1.048500	$44,820	$290	$3.04	$3.04	$0.00	$0.21	$0.00	$0.00
	2022 Total:	1.510337			$4.38	$4.38	$0.00	$0.30	$0.00	$0.00
2021	BLANCO COUNTY	0.390000	$30,770	$290	$1.13	$1.13	$0.00	$0.00	$0.00	$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	$30,770	$290	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2021	ESD #1	0.100000	$30,770	$290	$0.29	$0.29	$0.00	$0.00	$0.00	$0.00
2021	JOHNSON CITY ISD	1.065900	$30,770	$290	$3.09	$3.09	$0.00	$0.00	$0.00	$0.00
	2021 Total:	1.578000			$4.57	$4.57	$0.00	$0.00	$0.00	$0.00
2020	BLANCO COUNTY	0.390000	$29,560	$290	$1.14	$1.14	$0.00	$0.00	$0.00	$0.00
2020	BL-PED GROUNDWATER CONS DIST	0.022400	$29,560	$290	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2020	ESD #1	0.098600	$29,560	$290	$0.29	$0.29	$0.00	$0.00	$0.00	$0.00
2020	JOHNSON CITY ISD	1.143800	$29,560	$290	$3.31	$3.31	$0.00	$0.00	$0.00	$0.00
	2020 Total:	1.654800			$4.80	$4.80	$0.00	$0.00	$0.00	$0.00
2019	BLANCO COUNTY	0.397000	$29,070	$280	$1.11	$1.11	$0.00	$0.14	$0.00	$0.00
2019	BL-PED GROUNDWATER CONS DIST	0.022400	$29,070	$280	$0.06	$0.06	$0.00	$0.01	$0.00	$0.00
2019	ESD #1	0.100000	$29,070	$280	$0.28	$0.28	$0.00	$0.04	$0.00	$0.00

2019	JOHNSON CITY ISD	1.163900	$29,070	$280	$3.26	$3.26	$0.00	$0.42	$0.00	$0.00
	2019 Total:	1.683300			$4.71	$4.71	$0.00	$0.61	$0.00	$0.00
2018	BLANCO COUNTY	0.397000	$26,650	$280	$1.11	$1.11	$0.00	$0.14	$0.00	$0.00
2018	BL-PED GROUNDWATER CONS DIST	0.022900	$26,650	$280	$0.06	$0.06	$0.00	$0.01	$0.00	$0.00
2018	ESD #1	0.100000	$26,650	$280	$0.28	$0.28	$0.00	$0.04	$0.00	$0.00
2018	JOHNSON CITY ISD	1.133900	$26,650	$280	$3.17	$3.17	$0.00	$0.41	$0.00	$0.00
	2018 Total:	1.653800			$4.62	$4.62	$0.00	$0.60	$0.00	$0.00
2017	BLANCO COUNTY	0.397000	$25,440	$240	$0.95	$0.95	$0.00	$0.00	$0.00	$0.00
2017	BL-PED GROUNDWATER CONS DIST	0.023000	$25,440	$240	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2017	ESD #1	0.100000	$25,440	$240	$0.24	$0.24	$0.00	$0.00	$0.00	$0.00
2017	JOHNSON CITY ISD	1.133900	$25,440	$240	$2.73	$2.73	$0.00	$0.00	$0.00	$0.00
	2017 Total:	1.653900			$3.98	$3.98	$0.00	$0.00	$0.00	$0.00
2016	BLANCO COUNTY	0.378800	$25,440	$240	$0.91	$0.91	$0.00	$0.00	$0.00	$0.00
2016	BL-PED GROUNDWATER CONS DIST	0.023100	$25,440	$240	$0.06	$0.06	$0.00	$0.00	$0.00	$0.00
2016	ESD #1	0.100000	$25,440	$240	$0.24	$0.24	$0.00	$0.00	$0.00	$0.00
2016	JOHNSON CITY ISD	1.140900	$25,440	$240	$2.74	$2.74	$0.00	$0.00	$0.00	$0.00
	2016 Total:	1.642800			$3.95	$3.95	$0.00	$0.00	$0.00	$0.00

Blanco CAD Property Search

Property Details

Account		
Property ID:	80152	**Geographic ID:** 881008015021
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	JOHNSON CITY, TX 78636	
Map ID:		**Mapsco:**
Legal Description:	ABS A1483 SURVEY 101 1/2 J. SULTEMEIER,ACRES 50.87	
Abstract/Subdivision:	A1483	
Neighborhood:		
Owner		
Owner ID:	136054	
Name:	BALCONES 354 LLC	
Agent:		
Mailing Address:	9709 SAUGUS LANE AUSTIN, TX 78733	
% 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:	$782,130 (+)
Market Value:	$782,130 (=)
Agricultural Value Loss:	$777,340 (-)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Appraised Value:	$4,790

Ag Use Value:	$4,790

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: BALCONES 354 LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.372500	$782,130	$4,790	$17.84	
GWD	BL-PED GROUNDWATER CONS DIST	0.015899	$782,130	$4,790	$0.76	
NJC	ESD #1	0.100000	$782,130	$4,790	$4.79	
SJC	JOHNSON CITY ISD	0.860800	$782,130	$4,790	$41.23	

Total Tax Rate: 1.349199

Estimated Taxes With Exemptions: $64.62

Estimated Taxes Without Exemptions: $10,552.49

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WDLF	WILDLIFE MANAGEMENT	50.87	2,215,897.20	0.00	0.00	$782,130	$4,790

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	$0	$782,130	$4,790	$0	$4,790
2025	$0	$782,130	$4,770	$0	$4,770
2024	$0	$782,130	$4,670	$0	$4,670
2023	$0	$743,970	$4,650	$0	$4,650
2022	$0	$705,820	$4,640	$0	$4,640
2021	$0	$484,540	$4,610	$0	$4,610
2020	$0	$465,460	$4,500	$0	$4,500
2019	$0	$457,830	$4,390	$0	$4,390
2018	$0	$419,680	$4,390	$0	$4,390

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/29/2025	WV	WARRANTY W/ VENDORS LIEN	MEIER SHANE & LYDELL MEIER & TYSON MEIER	BALCONES 354 LLC			251766
3/20/2021	GIFT	GIFT DEED	MEIER DIANNE	MEIER SHANE & LYDELL MEIER & TYSON MEIER			241516

Estimated Tax Due

If Paid: 10/20/2026

$ Pay 2026 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amo
2026	BLANCO COUNTY	0.372500	$782,130	$4,790	$17.84	$0.00	$17.84	$0.00	$0.00	$1
2026	BL-PED GROUNDWATER CONS DIST	0.015899	$782,130	$4,790	$0.76	$0.00	$0.76	$0.00	$0.00	$
2026	ESD #1	0.100000	$782,130	$4,790	$4.79	$0.00	$4.79	$0.00	$0.00	$
2026	JOHNSON CITY ISD	0.860800	$782,130	$4,790	$41.24	$0.00	$41.24	$0.00	$0.00	$4
	2026 Total:	1.349199			$64.63	$0.00	$64.63	$0.00	$0.00	$6
2025	BLANCO COUNTY	0.375232	$782,130	$4,770	$17.90	$17.90	$0.00	$1.26	$0.00	$
2025	BL-PED GROUNDWATER CONS DIST	0.016176	$782,130	$4,770	$0.77	$0.77	$0.00	$0.06	$0.00	$
2025	ESD #1	0.100000	$782,130	$4,770	$4.77	$4.77	$0.00	$0.34	$0.00	$
2025	JOHNSON CITY ISD	0.860800	$782,130	$4,770	$41.06	$41.06	$0.00	$2.88	$0.00	$
	2025 Total:	1.352208			$64.50	$64.50	$0.00	$4.54	$0.00	$
2024	BLANCO COUNTY	0.370000	$782,130	$4,670	$17.28	$17.28	$0.00	$1.56	$0.00	$
2024	BL-PED GROUNDWATER CONS DIST	0.016671	$782,130	$4,670	$0.78	$0.78	$0.00	$0.07	$0.00	$
2024	ESD #1	0.100000	$782,130	$4,670	$4.67	$4.67	$0.00	$0.42	$0.00	$
2024	JOHNSON CITY ISD	0.860800	$782,130	$4,670	$40.20	$40.20	$0.00	$3.61	$0.00	$
	2024 Total:	1.347471			$62.93	$62.93	$0.00	$5.66	$0.00	$
2023	BLANCO COUNTY	0.365097	$743,970	$4,650	$16.98	$16.98	$0.00	$1.53	$0.00	$
2023	BL-PED GROUNDWATER CONS DIST	0.017498	$743,970	$4,650	$0.81	$0.81	$0.00	$0.08	$0.00	$

2023	ESD #1	0.100000	$743,970	$4,650	$4.65	$4.65	$0.00	$0.42	$0.00	$
2023	JOHNSON CITY ISD	0.863100	$743,970	$4,650	$40.14	$40.14	$0.00	$3.61	$0.00	$
	2023 Total:	1.345695			$62.58	$62.58	$0.00	$5.64	$0.00	$
2022	BLANCO COUNTY	0.341710	$705,820	$4,640	$15.85	$15.85	$0.00	$1.11	$0.00	$
2022	BL-PED GROUNDWATER CONS DIST	0.020127	$705,820	$4,640	$0.93	$0.93	$0.00	$0.07	$0.00	$
2022	ESD #1	0.100000	$705,820	$4,640	$4.64	$4.64	$0.00	$0.33	$0.00	$
2022	JOHNSON CITY ISD	1.048500	$705,820	$4,640	$48.65	$48.65	$0.00	$3.41	$0.00	$
	2022 Total:	1.510337			$70.07	$70.07	$0.00	$4.92	$0.00	$
2021	BLANCO COUNTY	0.390000	$484,540	$4,610	$17.98	$17.98	$0.00	$0.00	$0.00	$
2021	BL-PED GROUNDWATER CONS DIST	0.022100	$484,540	$4,610	$1.02	$1.02	$0.00	$0.00	$0.00	$
2021	ESD #1	0.100000	$484,540	$4,610	$4.61	$4.61	$0.00	$0.00	$0.00	$
2021	JOHNSON CITY ISD	1.065900	$484,540	$4,610	$49.14	$49.14	$0.00	$0.00	$0.00	$
	2021 Total:	1.578000			$72.75	$72.75	$0.00	$0.00	$0.00	$
2020	BLANCO COUNTY	0.390000	$465,460	$4,500	$17.55	$17.55	$0.00	$0.00	$0.00	$
2020	BL-PED GROUNDWATER CONS DIST	0.022400	$465,460	$4,500	$1.01	$1.01	$0.00	$0.00	$0.00	$
2020	ESD #1	0.098600	$465,460	$4,500	$4.44	$4.44	$0.00	$0.00	$0.00	$
2020	JOHNSON CITY ISD	1.143800	$465,460	$4,500	$51.48	$51.48	$0.00	$0.00	$0.00	$
	2020 Total:	1.654800			$74.48	$74.48	$0.00	$0.00	$0.00	$
2019	BLANCO COUNTY	0.397000	$457,830	$4,390	$17.43	$17.43	$0.00	$2.26	$0.00	$
2019	BL-PED GROUNDWATER CONS DIST	0.022400	$457,830	$4,390	$0.98	$0.98	$0.00	$0.13	$0.00	$
2019	ESD #1	0.100000	$457,830	$4,390	$4.39	$4.39	$0.00	$0.58	$0.00	$

2019	JOHNSON CITY ISD	1.163900	$457,830	$4,390	$51.09	$51.09	$0.00	$6.64	$0.00	$
	2019 Total:	1.683300			$73.89	$73.89	$0.00	$9.61	$0.00	$
2018	BLANCO COUNTY	0.397000	$419,680	$4,390	$17.43	$17.43	$0.00	$2.26	$0.00	$
2018	BL-PED GROUNDWATER CONS DIST	0.022900	$419,680	$4,390	$1.01	$1.01	$0.00	$0.13	$0.00	$
2018	ESD #1	0.100000	$419,680	$4,390	$4.39	$4.39	$0.00	$0.58	$0.00	$
2018	JOHNSON CITY ISD	1.133900	$419,680	$4,390	$49.78	$49.78	$0.00	$6.47	$0.00	$
	2018 Total:	1.653800			$72.61	$72.61	$0.00	$9.44	$0.00	$
2017	BLANCO COUNTY	0.397000	$400,600	$3,760	$14.93	$14.93	$0.00	$0.00	$0.00	$
2017	BL-PED GROUNDWATER CONS DIST	0.023000	$400,600	$3,760	$0.86	$0.86	$0.00	$0.00	$0.00	$
2017	ESD #1	0.100000	$400,600	$3,760	$3.76	$3.76	$0.00	$0.00	$0.00	$
2017	JOHNSON CITY ISD	1.133900	$400,600	$3,760	$42.63	$42.63	$0.00	$0.00	$0.00	$
	2017 Total:	1.653900			$62.18	$62.18	$0.00	$0.00	$0.00	$
2016	BLANCO COUNTY	0.378800	$400,600	$3,760	$14.24	$14.24	$0.00	$0.00	$0.00	$
2016	BL-PED GROUNDWATER CONS DIST	0.023100	$400,600	$3,760	$0.87	$0.87	$0.00	$0.00	$0.00	$
2016	ESD #1	0.100000	$400,600	$3,760	$3.76	$3.76	$0.00	$0.00	$0.00	$
2016	JOHNSON CITY ISD	1.140900	$400,600	$3,760	$42.89	$42.89	$0.00	$0.00	$0.00	$
	2016 Total:	1.642800			$61.76	$61.76	$0.00	$0.00	$0.00	$