

Blanco CAD Property Search

Property Details

Account		
Property ID:	84864	Geographic ID: 26870305001316
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	105 RANCHVIEW DR JOHNSON CITY, TX 78636	
Map ID:	C3	Mapsco:
Legal Description:	WILSON ADDITION , LOT 08 WEST PT OF , ACRES .176	
Abstract/Subdivision:	SJ0012	
Neighborhood:	(CJC-RES) CJC RESIDENTIAL	
Owner		
Owner ID:	126820	
Name:	WILLIAMS COLIN M & AMBER L	
Agent:		
Mailing Address:	16912 ENNIS TRAIL AUSTIN, TX 78717	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$215,720 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$101,570 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$317,290 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$317,290

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: WILLIAMS COLIN M & AMBER L **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CJC	CITY OF JC	0.332300	\$317,290	\$317,290	\$1,054.35	
GBL	BLANCO COUNTY	0.375232	\$317,290	\$317,290	\$1,190.57	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$317,290	\$317,290	\$51.32	
NJC	ESD #1	0.100000	\$317,290	\$317,290	\$317.29	
SJC	JOHNSON CITY ISD	0.860800	\$317,290	\$317,290	\$2,731.23	

Total Tax Rate: 1.684508

Estimated Taxes With Exemptions: \$5,344.76

Estimated Taxes Without Exemptions: \$5,344.76

Property Improvement - Building

Description: RESIDENCE **Type:** RESIDENTIAL **Living Area:** 906.0 sqft **Value:** \$215,720

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	MAIN AREA	F8	1886	906	\$135,940
OP	OPEN PORCH	F8	1886	144	\$5,280
OP	OPEN PORCH	F8	1886	48	\$1,760
CP	CARPORT	F8	2014	484	\$21,280
SHEDU	UTILITY SHED	3A	1886	81	\$1,680

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CTY	CITY LOTS	0.18	7,666.56	0.00	0.00	\$101,570	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$215,720	\$101,570	\$0	\$0	\$317,290
2025	\$232,320	\$103,930	\$0	\$0	\$336,250
2024	\$232,320	\$62,710	\$0	\$0	\$295,030
2023	\$216,490	\$57,010	\$0	\$0	\$273,500
2022	\$185,560	\$47,940	\$0	\$0	\$233,500
2021	\$157,140	\$32,390	\$0	\$0	\$189,530
2020	\$140,610	\$27,210	\$0	\$0	\$167,820
2019	\$138,390	\$25,910	\$0	\$0	\$164,300
2018	\$69,410	\$13,160	\$0	\$0	\$82,570

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/17/2018	W/L	WARRANTY W/ LIEN	NORTH OF TOWN PROPERTIES LLC	WILLIAMS COLIN M & AMBER L			182424

Estimated Tax Due

If Paid: 09/01/2026

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	\$336,250	\$336,250	\$1,117.36	\$1,117.36	\$0.00	\$0.00	\$0.00
2025	BLANCO COUNTY	0.375232	\$336,250	\$336,250	\$1,261.72	\$1,261.72	\$0.00	\$0.00	\$0.00
2025	BL-PED GROUNDWATER CONS DIST	0.016176	\$336,250	\$336,250	\$54.39	\$54.39	\$0.00	\$0.00	\$0.00
2025	ESD #1	0.100000	\$336,250	\$336,250	\$336.25	\$336.25	\$0.00	\$0.00	\$0.00
2025	JOHNSON CITY ISD	0.860800	\$336,250	\$336,250	\$2,894.44	\$2,894.44	\$0.00	\$0.00	\$0.00
	2025 Total:	1.684508			\$5,664.16	\$5,664.16	\$0.00	\$0.00	\$0.00
2024	CITY OF JC	0.338500	\$295,030	\$295,030	\$998.68	\$998.68	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$295,030	\$295,030	\$1,091.61	\$1,091.61	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$295,030	\$295,030	\$49.18	\$49.18	\$0.00	\$0.00	\$0.00
2024	ESD #1	0.100000	\$295,030	\$295,030	\$295.03	\$295.03	\$0.00	\$0.00	\$0.00
2024	JOHNSON CITY ISD	0.860800	\$295,030	\$295,030	\$2,539.62	\$2,539.62	\$0.00	\$0.00	\$0.00
	2024 Total:	1.685971			\$4,974.12	\$4,974.12	\$0.00	\$0.00	\$0.00
2023	CITY OF JC	0.356900	\$273,500	\$273,500	\$976.12	\$976.12	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	0.365097	\$273,500	\$273,500	\$998.54	\$998.54	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$273,500	\$273,500	\$47.86	\$47.86	\$0.00	\$0.00	\$0.00
2023	ESD #1	0.100000	\$273,500	\$273,500	\$273.50	\$273.50	\$0.00	\$0.00	\$0.00
2023	JOHNSON CITY ISD	0.863100	\$273,500	\$273,500	\$2,360.58	\$2,360.58	\$0.00	\$0.00	\$0.00
	2023 Total:	1.702595			\$4,656.60	\$4,656.60	\$0.00	\$0.00	\$0.00
2022	CITY OF JC	0.356900	\$233,500	\$233,500	\$833.36	\$833.36	\$0.00	\$0.00	\$0.00

2022	BLANCO COUNTY	0.341710	\$233,500	\$233,500	\$797.89	\$797.89	\$0.00	\$0.00	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$233,500	\$233,500	\$47.00	\$47.00	\$0.00	\$0.00	\$0.00
2022	ESD #1	0.100000	\$233,500	\$233,500	\$233.50	\$233.50	\$0.00	\$0.00	\$0.00
2022	JOHNSON CITY ISD	1.048500	\$233,500	\$233,500	\$2,448.25	\$2,448.25	\$0.00	\$0.00	\$0.00
	2022 Total:	1.867237			\$4,360.00	\$4,360.00	\$0.00	\$0.00	\$0.00
2021	CITY OF JC	0.399000	\$189,530	\$189,530	\$756.22	\$756.22	\$0.00	\$0.00	\$0.00
2021	BLANCO COUNTY	0.390000	\$189,530	\$189,530	\$739.17	\$739.17	\$0.00	\$0.00	\$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	\$189,530	\$189,530	\$41.89	\$41.89	\$0.00	\$0.00	\$0.00
2021	ESD #1	0.100000	\$189,530	\$189,530	\$189.53	\$189.53	\$0.00	\$0.00	\$0.00
2021	JOHNSON CITY ISD	1.065900	\$189,530	\$189,530	\$2,020.20	\$2,020.20	\$0.00	\$0.00	\$0.00
	2021 Total:	1.977000			\$3,747.01	\$3,747.01	\$0.00	\$0.00	\$0.00
2020	CITY OF JC	0.399000	\$167,820	\$167,820	\$669.60	\$669.60	\$0.00	\$0.00	\$0.00
2020	BLANCO COUNTY	0.390000	\$167,820	\$167,820	\$654.50	\$654.50	\$0.00	\$0.00	\$0.00
2020	BL-PED GROUNDWATER CONS DIST	0.022400	\$167,820	\$167,820	\$37.59	\$37.59	\$0.00	\$0.00	\$0.00
2020	ESD #1	0.098600	\$167,820	\$167,820	\$165.47	\$165.47	\$0.00	\$0.00	\$0.00
2020	JOHNSON CITY ISD	1.143800	\$167,820	\$167,820	\$1,919.52	\$1,919.52	\$0.00	\$0.00	\$0.00
	2020 Total:	2.053800			\$3,446.68	\$3,446.68	\$0.00	\$0.00	\$0.00
2019	CITY OF JC	0.431000	\$164,300	\$164,300	\$708.13	\$708.13	\$0.00	\$0.00	\$0.00
2019	BLANCO COUNTY	0.397000	\$164,300	\$164,300	\$652.27	\$652.27	\$0.00	\$0.00	\$0.00
2019	BL-PED GROUNDWATER CONS DIST	0.022400	\$164,300	\$164,300	\$36.80	\$36.80	\$0.00	\$0.00	\$0.00
2019	ESD #1	0.100000	\$164,300	\$164,300	\$164.30	\$164.30	\$0.00	\$0.00	\$0.00
2019	JOHNSON CITY ISD	1.163900	\$164,300	\$164,300	\$1,912.29	\$1,912.29	\$0.00	\$0.00	\$0.00

	2019 Total:	2.114300			\$3,473.79	\$3,473.79	\$0.00	\$0.00	\$0.00
2018	CITY OF JC	0.465000	\$82,570	\$82,570	\$383.95	\$383.95	\$0.00	\$0.00	\$0.00
2018	BLANCO COUNTY	0.397000	\$82,570	\$82,570	\$327.80	\$327.80	\$0.00	\$0.00	\$0.00
2018	BL-PED GROUNDWATER CONS DIST	0.022900	\$82,570	\$82,570	\$18.91	\$18.91	\$0.00	\$0.00	\$0.00
2018	ESD #1	0.100000	\$82,570	\$82,570	\$82.57	\$82.57	\$0.00	\$0.00	\$0.00
2018	JOHNSON CITY ISD	1.133900	\$82,570	\$82,570	\$936.26	\$936.26	\$0.00	\$0.00	\$0.00
	2018 Total:	2.118800			\$1,749.49	\$1,749.49	\$0.00	\$0.00	\$0.00