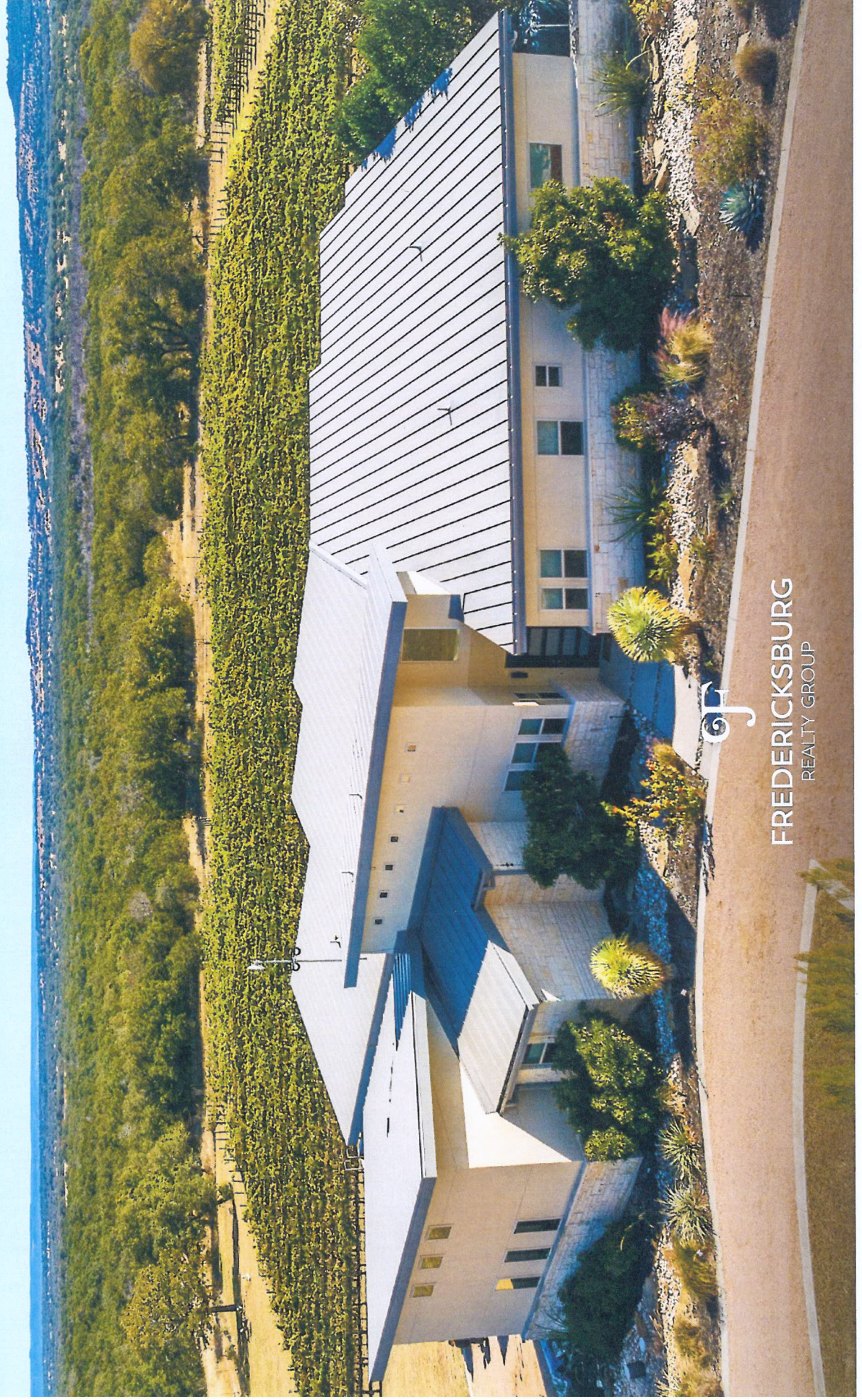


# ROUND MOUNTAIN VINEYARD

CALEB HAIL, REALTOR®, GRI | 325-214-2764



FREDERICKSBURG  
REALTY GROUP



### **Round Mountain Vineyard**

**1758 Lincoln - Smith Rd. | Round Mountain, Texas 78663 | Blanco County**

**12+/- Acres**

**\$2,395,000**

### **Agent**

Caleb Hail

### **Property Highlights**

- Gated 12-acre estate with vineyard
- Modern Custom Home built in 2013
- The 3,094 sq ft home offers 4-bedrooms, 3-bathrooms
- Energy-efficient design, with solar-ready features
- Panoramic views from every room
- 6-Acre Vineyard
- Gourmet Kitchen & Wine Cellar
- Covered patio
- Sparkling pool
- Fully equipped outdoor kitchen
- Versatile Barn & Studio Apartment
- Game Fenced Pastures ideal for horses or livestock
- Agricultural Exemption
- Secluded location, yet close to:
  - 10 miles N to Marble Falls
  - 15 miles N to Horseshoe Bay
  - 47 miles E to Austin
  - 15 miles S to Johnson City
  - 45 miles SE to Fredericksburg

### **Property Taxes:**

\$8593.92

Agriculture

Homestead Exempt

Nestled in the heart of the Texas Hill Country, Round Mountain Vineyard is a 12-acre gated estate that seamlessly blends modern living with the natural beauty of rural Texas.

At the center of the property is a thoughtfully designed 3,094-sqft custom home built in 2013, featuring modern architecture and energy-efficient features. Expansive windows throughout the home capture panoramic views of the rolling landscapes, filling each space with natural light. With 4 bedrooms and 3 bathrooms, the home provides generous accommodations for family and guests. The gourmet kitchen and wine cellar create a perfect setting for entertaining, while

the covered patio, outdoor kitchen, and sparkling pool offer additional areas to gather and enjoy outdoor living.

A meticulously maintained six-acre vineyard is a standout feature of this property. Whether you're an aspiring winemaker or simply enjoy the beauty of the vines, the vineyard offers endless opportunities. The estate also includes a large barn and a separate studio apartment, ideal for hobbies, guests, or staff accommodations.

The land is equally impressive, featuring fenced pastures and an agricultural exemption that supports keeping horses or livestock while benefiting from reduced property taxes. Located just 10 miles from Marble Falls and 15 miles from Johnson City, this estate strikes the perfect balance between privacy and convenience. Austin's dynamic city life is just 47 miles away, while Fredericksburg's historic charm and wineries are 45 miles to the southeast.

Round Mountain Vineyard is more than just a home; it's a lifestyle. Whether you're hosting gatherings, cultivating a working vineyard, or seeking a serene retreat, this estate offers a unique opportunity to experience the best of Hill Country living.

Don't miss the chance to own this exceptional property. Schedule your private tour today and experience Round Mountain Vineyard for yourself.



- Gate
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



## INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS FORMSOURCE IS NOT AUTHORIZED.  
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1758 Lincoln-Smith Rd  
Round Mountain, Tx 78663

### CONCERNING THE PROPERTY AT

#### A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: In field between house & fire pit ☐ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: Installed w/ home ☐ Unknown

#### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? 5/20
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_ and Seller [Signature]

Page 1 of 2

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Fredericksburg Realty, 257 West Main Street Fredericksburg TX 78624  
Caleb Hall

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (325) 214-2764

Fax:

[www.lwof.com](http://www.lwof.com)

Andrea Kohn

Information about On-Site Sewer Facility concerning \_\_\_\_\_

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.



Signature of Seller  
Andrea Kohn

12/6/24

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SELLER'S DISCLOSURE NOTICE**

CONCERNING THE PROPERTY AT 1758 Lincoln-Smith Rd Round Mountain  
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? \_\_\_\_\_

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Rain Gutters
<input type="checkbox"/> Security System <i>wired for security</i>	<input checked="" type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Intercom System <i>music sound system</i>
	<input checked="" type="checkbox"/> Smoke Detector	
	<input checked="" type="checkbox"/> Smoke Detector-Hearing Impaired	
	<input checked="" type="checkbox"/> Carbon Monoxide Alarm	
	<input checked="" type="checkbox"/> Emergency Escape Ladder(s)	
<input checked="" type="checkbox"/> TV Antenna	<input checked="" type="checkbox"/> Cable TV Wiring	<input checked="" type="checkbox"/> Satellite Dish <i>@ Barn Apt.</i>
<input checked="" type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Attic Fan(s)	<input checked="" type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C	<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input checked="" type="checkbox"/> Septic System	<input checked="" type="checkbox"/> Public Sewer System
<input checked="" type="checkbox"/> Patio/Decking	<input checked="" type="checkbox"/> Outdoor Grill	<input checked="" type="checkbox"/> Fences
<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Sauna	<input checked="" type="checkbox"/> Spa <input checked="" type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> Pool Equipment	<input checked="" type="checkbox"/> Pool Heater	<input checked="" type="checkbox"/> Automatic Lawn Sprinkler System
<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Wood burning) <i>Gas (Indoor &amp; outdoor)</i>		<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input checked="" type="checkbox"/> Natural Gas Lines		<input checked="" type="checkbox"/> Gas Fixtures <i>cock top outdoor grill</i>
<input checked="" type="checkbox"/> Liquid Propane Gas: <input type="checkbox"/> LP Community (Captive) <input checked="" type="checkbox"/> LP on Property		
<input type="checkbox"/> Fuel Gas Piping: <input type="checkbox"/> Black Iron Pipe <input type="checkbox"/> Corrugated Stainless Steel Tubing <input type="checkbox"/> Copper		
Garage: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached	<input type="checkbox"/> Carport	
Garage Door Opener(s): <input checked="" type="checkbox"/> Electronic <input type="checkbox"/> Control(s)	<input checked="" type="checkbox"/> Electric	
Water Heater: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric		
Water Supply: <input type="checkbox"/> City <input checked="" type="checkbox"/> Well <input type="checkbox"/> MUD <input type="checkbox"/> Co-op		
Roof Type: <i>Metal</i>	Age: _____ (approx.)	

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☒ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary): \_\_\_\_\_

TREC No. 55-0

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☒ Yes ☐ No ☐ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe):		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>N</u> Water Damage Not Due to a Flood Event	<u>N</u> Lead Based Paint
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Fires
	<u>N</u> Unplatted Easements
	<u>N</u> Subsurface Structure or Pits
	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

Seller's Disclosure Notice Concerning the Property at 1758 Lincoln-Smith Rd  
Round Mountain, Tx 78663 Page 3  
 (Street Address and City)

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware)  
☐ No (if you are not aware). If yes, explain. (attach additional sheets if necessary): \_\_\_\_\_

6. Are you (Seller) aware of any of the following conditions? \* Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Present flood insurance coverage  
N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir  
N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- \_\_\_\_ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)  
 \_\_\_\_ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))  
 \_\_\_\_ Located ☐ wholly ☐ partly in a floodway  
 \_\_\_\_ Located ☐ wholly ☐ partly in a flood pool  
 \_\_\_\_ Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;  
 (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and  
 (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and  
 (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)? \* ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- N Homeowners' Association or maintenance fees or assessments.
- N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Signature of Seller  
Andrea Kohn

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.

# Blanco CAD Property Search

## Property ID: 18456 For Year 2024

### Property Details

Account		
Property ID:	18456	Geographic ID: 88100316203321
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1758 LINCOLN-SMITH RD ROUND MOUNTAIN, TX 78663	
Map ID:		Mapsco:
Legal Description:	ABS A0444 SURVEY 53 HENRY N. NOYES,ACRES 11.988	
Abstract/Subdivision:	A0444	
Neighborhood:		
Owner		
Owner ID:	128833	
Name:	KOHN ANDREA	
Agent:		
Mailing Address:	1758 LINCOLN SMITH RD ROUND MOUNTAIN, TX 78663	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

### Property Values

Improvement Homesite Value:	\$588,550 (+)
Improvement Non-Homesite Value:	\$43,420 (+)
Land Homesite Value:	\$104,410 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$555

<b>Market Value:</b>	\$1,291,460 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$551,740 (-)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$739,720
<b>Ag Use Value:</b>	\$3,340
<p>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.</p>	

## Property Taxing Jurisdiction

**Owner:** KOHN ANDREA

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.370000	\$1,291,460	\$601,128	\$2,224.17	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$1,291,460	\$739,720	\$123.32	
NJC	ESD #1	0.100000	\$1,291,460	\$739,720	\$739.72	
SJC	JOHNSON CITY ISD	0.860800	\$1,291,460	\$639,720	\$5,506.71	
CAD	Appraisal District	0.000000	\$1,291,460	\$739,720	\$0.00	

**Total Tax Rate:** 1.347471

**Estimated Taxes With Exemptions:** \$8,593.92

**Estimated Taxes Without Exemptions:** \$17,402.05

## Property Improvement - Building

**Type:** RESIDENTIAL **Living Area:** 2494.0 sqft **Value:** \$588,550

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	MAIN AREA	M9+	2013	2494	\$512,710
CP2	COVERED PORCH	M9+	2013	514	\$30,600

AGF2	ATTACHED GARAGE ( 2 CAR)	M9+	2013	600	\$45,240
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**Description:** BARN **Living Area:** 540.0 sqft **Value:** \$43,420

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	2A	2004	960	\$19,300
MA		F2	2004	540	\$24,120

 **Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE	2.00	87,120.00	0.00	0.00	\$104,410	\$0
RN2	NATIVE PASTURE	2.99	130,157.28	0.00	0.00	\$189,680	\$310
VIN	VINEYARD	7.00	304,920.00	0.00	0.00	\$365,400	\$3,030

 **Property Roll Value History**

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2024	\$631,970	\$659,490	\$3,340	\$0	\$739,720
2023	\$739,100	\$868,240	\$3,340	\$83,293	\$852,447
2022	\$677,720	\$669,320	\$3,060	\$48,993	\$766,097
2021	\$625,570	\$349,720	\$2,800	\$0	\$692,140
2020	\$498,030	\$253,080	\$2,790	\$0	\$547,810
2019	\$490,380	\$175,030	\$2,780	\$0	\$539,410
2018	\$471,330	\$167,760	\$2,780	\$0	\$516,660
2017	\$452,280	\$160,490	\$2,730	\$0	\$493,860
2016	\$433,200	\$233,110	\$910	\$0	\$453,540

 **Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
	OT		WARNER HARRY W	CLARK RANDY & JERRI K			0
5/12/2005	W	WARRANTY	CLARK RANDY & JERRI K	HEFNER CHRISTOFER AND	318	980	0

5/5/2008	WV	WARRANTY W/ VENDORS LIEN	HEFNER CHRISTOFER AND	STRICKLER KAREEN HELEN TIDBALL	386	0575	
6/16/2020	WV	WARRANTY W/ VENDORS LIEN	STRICKLER KAREEN HELEN TIDBALL	KOHN ANDREA			202004

## ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
07/16/2024 10:30 AM		\$0	\$1,649,520		SETTLEMENT

## Estimated Tax Due

If Paid: 12/11/2024

JUL  
17

\$ Pay 2024 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	An
2024	BLANCO COUNTY	\$601128.00	\$2,224.17	\$0.00	\$2,224.17	\$0.00	\$0.00	\$2,2
2024	BL-PED GROUNDWATER CONS DIST	\$739720.00	\$123.32	\$0.00	\$123.32	\$0.00	\$0.00	\$1
2024	ESD #1	\$739720.00	\$739.72	\$0.00	\$739.72	\$0.00	\$0.00	\$7
2024	JOHNSON CITY ISD	\$639720.00	\$5,506.71	\$0.00	\$5,506.71	\$0.00	\$0.00	\$5,5
	2024 Total:		\$8,593.92	\$0.00	\$8,593.92	\$0.00	\$0.00	\$8,5
2023	BLANCO COUNTY	\$678423.00	\$2,476.91	\$2,476.91	\$0.00	\$0.00	\$0.00	
2023	BL-PED GROUNDWATER CONS DIST	\$852447.00	\$149.16	\$149.16	\$0.00	\$0.00	\$0.00	
2023	ESD #1	\$852447.00	\$852.45	\$852.45	\$0.00	\$0.00	\$0.00	
2023	JOHNSON CITY ISD	\$752447.00	\$6,494.37	\$6,494.37	\$0.00	\$0.00	\$0.00	
	2023 Total:		\$9,972.89	\$9,972.89	\$0.00	\$0.00	\$0.00	

2022	BLANCO COUNTY	\$758454.00	\$2,591.72	\$2,591.72	\$0.00	\$0.00	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	\$766097.00	\$154.19	\$154.19	\$0.00	\$0.00	\$0.00
2022	ESD #1	\$766097.00	\$766.10	\$766.10	\$0.00	\$0.00	\$0.00
2022	JOHNSON CITY ISD	\$726097.00	\$7,613.12	\$7,613.12	\$0.00	\$0.00	\$0.00
	2022 Total:		\$11,125.13	\$11,125.13	\$0.00	\$0.00	\$0.00
2021	BLANCO COUNTY	\$685637.00	\$2,673.99	\$2,673.99	\$0.00	\$0.00	\$0.00
2021	BL-PED GROUNDWATER CONS DIST	\$692140.00	\$152.96	\$152.96	\$0.00	\$0.00	\$0.00
2021	ESD #1	\$692140.00	\$692.14	\$692.14	\$0.00	\$0.00	\$0.00
2021	JOHNSON CITY ISD	\$667140.00	\$7,111.04	\$7,111.04	\$0.00	\$0.00	\$0.00
	2021 Total:		\$10,630.13	\$10,630.13	\$0.00	\$0.00	\$0.00
2020	BLANCO COUNTY	\$537746.00	\$1,635.69	\$1,635.69	\$0.00	\$0.00	\$0.00
2020	BL-PED GROUNDWATER CONS DIST	\$547810.00	\$122.71	\$122.71	\$0.00	\$0.00	\$0.00
2020	ESD #1	\$547810.00	\$540.14	\$540.14	\$0.00	\$0.00	\$0.00
2020	JOHNSON CITY ISD	\$512810.00	\$4,838.39	\$4,838.39	\$0.00	\$0.00	\$0.00
	2020 Total:		\$7,136.93	\$7,136.93	\$0.00	\$0.00	\$0.00
2019	BLANCO COUNTY	\$529410.00	\$1,636.88	\$1,636.88	\$0.00	\$0.00	\$0.00
2019	BL-PED GROUNDWATER CONS DIST	\$539410.00	\$120.83	\$120.83	\$0.00	\$0.00	\$0.00
2019	ESD #1	\$539410.00	\$539.41	\$539.41	\$0.00	\$0.00	\$0.00
2019	JOHNSON CITY ISD	\$504410.00	\$4,841.72	\$4,841.72	\$0.00	\$0.00	\$0.00
	2019 Total:		\$7,138.84	\$7,138.84	\$0.00	\$0.00	\$0.00

2018	BLANCO COUNTY	\$506660.00	\$1,632.71	\$1,632.71	\$0.00	\$0.00	\$0.00
2018	BL-PED GROUNDWATER CONS DIST	\$516660.00	\$118.32	\$118.32	\$0.00	\$0.00	\$0.00
2018	ESD #1	\$516660.00	\$516.66	\$516.66	\$0.00	\$0.00	\$0.00
2018	JOHNSON CITY ISD	\$481660.00	\$4,817.50	\$4,817.50	\$0.00	\$0.00	\$0.00
	2018 Total:		\$7,085.19	\$7,085.19	\$0.00	\$0.00	\$0.00
2017	BLANCO COUNTY	\$483860.00	\$1,628.38	\$1,628.38	\$0.00	\$0.00	\$0.00
2017	BL-PED GROUNDWATER CONS DIST	\$493860.00	\$113.59	\$113.59	\$0.00	\$0.00	\$0.00
2017	ESD #1	\$493860.00	\$493.86	\$493.86	\$0.00	\$0.00	\$0.00
2017	JOHNSON CITY ISD	\$458860.00	\$4,805.15	\$4,805.15	\$0.00	\$0.00	\$0.00
	2017 Total:		\$7,040.98	\$7,040.98	\$0.00	\$0.00	\$0.00
2016	BLANCO COUNTY	\$443540.00	\$1,610.44	\$1,610.44	\$0.00	\$0.00	\$0.00
2016	BL-PED GROUNDWATER CONS DIST	\$453540.00	\$104.77	\$104.77	\$0.00	\$0.00	\$0.00
2016	ESD #1	\$453540.00	\$453.54	\$453.54	\$0.00	\$0.00	\$0.00
2016	JOHNSON CITY ISD	\$418540.00	\$4,775.12	\$4,775.12	\$0.00	\$0.00	\$0.00
	2016 Total:		\$6,943.87	\$6,943.87	\$0.00	\$0.00	\$0.00
2015	BLANCO COUNTY	\$443540.00	\$1,604.28	\$1,604.28	\$0.00	\$0.00	\$0.00
2015	BL-PED GROUNDWATER CONS DIST	\$453540.00	\$104.77	\$101.63	\$0.00	\$0.00	\$0.00
2015	ESD #1	\$453540.00	\$453.54	\$453.54	\$0.00	\$0.00	\$0.00
2015	JOHNSON CITY ISD	\$418540.00	\$4,795.64	\$4,795.64	\$0.00	\$0.00	\$0.00
	2015 Total:		\$6,958.23	\$6,955.09	\$0.00	\$0.00	\$0.00

2014	BLANCO COUNTY	\$447230.00	\$1,534.90	\$1,534.90	\$0.00	\$0.00	\$0.00
2014	BL-PED GROUNDWATER CONS DIST	\$447230.00	\$103.31	\$103.31	\$0.00	\$0.00	\$0.00
2014	ESD #1	\$447230.00	\$447.23	\$447.23	\$0.00	\$0.00	\$0.00
2014	JOHNSON CITY ISD	\$447230.00	\$5,135.09	\$5,135.09	\$0.00	\$0.00	\$0.00
	2014 Total:		\$7,220.53	\$7,220.53	\$0.00	\$0.00	\$0.00
2013	BLANCO COUNTY	\$35030.00	\$125.20	\$125.20	\$0.00	\$0.00	\$0.00
2013	BL-PED GROUNDWATER CONS DIST	\$35030.00	\$8.09	\$8.09	\$0.00	\$0.00	\$0.00
2013	ESD #1	\$35030.00	\$34.15	\$34.15	\$0.00	\$0.00	\$0.00
2013	JOHNSON CITY ISD	\$35030.00	\$406.35	\$406.35	\$0.00	\$0.00	\$0.00
	2013 Total:		\$573.79	\$573.79	\$0.00	\$0.00	\$0.00
2012	BLANCO COUNTY	\$35030.00	\$124.57	\$124.57	\$0.00	\$0.00	\$0.00
2012	BL-PED GROUNDWATER CONS DIST	\$35030.00	\$8.09	\$8.09	\$0.00	\$0.00	\$0.00
2012	ESD #1	\$35030.00	\$31.81	\$31.81	\$0.00	\$0.00	\$0.00
2012	JOHNSON CITY ISD	\$35030.00	\$417.66	\$417.66	\$0.00	\$0.00	\$0.00
	2012 Total:		\$582.13	\$582.13	\$0.00	\$0.00	\$0.00
2011	BLANCO COUNTY	\$35030.00	\$123.27	\$123.27	\$0.00	\$0.00	\$0.00
2011	BL-PED GROUNDWATER CONS DIST	\$35030.00	\$8.09	\$8.09	\$0.00	\$0.00	\$0.00
2011	ESD #1	\$35030.00	\$31.91	\$31.91	\$0.00	\$0.00	\$0.00
2011	JOHNSON CITY ISD	\$35030.00	\$417.91	\$417.91	\$0.00	\$0.00	\$0.00
	2011 Total:		\$581.18	\$581.18	\$0.00	\$0.00	\$0.00

2010	BLANCO COUNTY	\$35030.00	\$119.77	\$119.77	\$0.00	\$0.00	\$0.00
2010	BL-PED GROUNDWATER CONS DIST	\$35030.00	\$8.09	\$8.09	\$0.00	\$0.00	\$0.00
2010	ESD #1	\$35030.00	\$31.42	\$31.42	\$0.00	\$0.00	\$0.00
2010	JOHNSON CITY ISD	\$35030.00	\$418.12	\$418.12	\$0.00	\$0.00	\$0.00
	2010 Total:		\$577.40	\$577.40	\$0.00	\$0.00	\$0.00
2009	BLANCO COUNTY	\$35030.00	\$118.68	\$118.68	\$0.00	\$0.00	\$0.00
2009	BL-PED GROUNDWATER CONS DIST	\$35030.00	\$8.62	\$8.62	\$0.00	\$0.00	\$0.00
2009	ESD #1	\$35030.00	\$31.70	\$31.70	\$0.00	\$0.00	\$0.00
2009	JOHNSON CITY ISD	\$35030.00	\$415.45	\$415.45	\$0.00	\$0.00	\$0.00
	2009 Total:		\$574.45	\$574.45	\$0.00	\$0.00	\$0.00
2008	BLANCO COUNTY	\$35030.00	\$121.00	\$117.37	\$0.00	\$0.00	\$0.00
2008	BL-PED GROUNDWATER CONS DIST	\$35030.00	\$8.62	\$8.36	\$0.00	\$0.00	\$0.00
2008	ESD #1	\$35030.00	\$33.24	\$32.24	\$0.00	\$0.00	\$0.00
2008	JOHNSON CITY ISD	\$35030.00	\$417.38	\$404.86	\$0.00	\$0.00	\$0.00
	2008 Total:		\$580.24	\$562.83	\$0.00	\$0.00	\$0.00
2007	BLANCO COUNTY	\$35000.00	\$133.14	\$130.48	\$0.00	\$0.00	\$0.00
2007	BL-PED GROUNDWATER CONS DIST	\$35000.00	\$8.68	\$8.51	\$0.00	\$0.00	\$0.00
2007	ESD #1	\$35000.00	\$35.00	\$34.30	\$0.00	\$0.00	\$0.00
2007	JOHNSON CITY ISD	\$35000.00	\$412.30	\$404.05	\$0.00	\$0.00	\$0.00
	2007 Total:		\$589.12	\$577.34	\$0.00	\$0.00	\$0.00

2006	BLANCO COUNTY	\$42020.00	\$183.17	\$179.50	\$0.00	\$0.00	\$0.00
2006	BL-PED GROUNDWATER CONS DIST	\$42020.00	\$11.05	\$10.83	\$0.00	\$0.00	\$0.00
2006	ESD #1	\$42020.00	\$42.02	\$41.18	\$0.00	\$0.00	\$0.00
2006	JOHNSON CITY ISD	\$42020.00	\$601.94	\$589.90	\$0.00	\$0.00	\$0.00
	2006 Total:		\$838.18	\$821.41	\$0.00	\$0.00	\$0.00
2005	BLANCO COUNTY	\$38820.00	\$182.10	\$176.64	\$0.00	\$0.00	\$0.00
2005	BL-PED GROUNDWATER CONS DIST	\$38820.00	\$11.26	\$10.92	\$0.00	\$0.00	\$0.00
2005	ESD #1	\$38820.00	\$23.29	\$22.59	\$0.00	\$0.00	\$0.00
2005	JOHNSON CITY ISD	\$38820.00	\$626.05	\$607.26	\$0.00	\$0.00	\$0.00
	2005 Total:		\$842.70	\$817.41	\$0.00	\$0.00	\$0.00
2004	BLANCO COUNTY	\$36700.00	\$177.48	\$177.48	\$0.00	\$0.00	\$0.00
2004	BL-PED GROUNDWATER CONS DIST	\$36700.00	\$11.01	\$11.01	\$0.00	\$0.00	\$0.00
2004	ESD #1	\$36700.00	\$17.98	\$17.98	\$0.00	\$0.00	\$0.00
2004	JOHNSON CITY ISD	\$36700.00	\$548.00	\$548.00	\$0.00	\$0.00	\$0.00
	2004 Total:		\$754.47	\$754.47	\$0.00	\$0.00	\$0.00
2003	BLANCO COUNTY	\$820.00	\$4.03	\$3.95	\$0.00	\$0.00	\$0.00
2003	BL-PED GROUNDWATER CONS DIST	\$820.00	\$0.25	\$0.24	\$0.00	\$0.00	\$0.00
2003	ESD #1	\$820.00	\$0.41	\$0.40	\$0.00	\$0.00	\$0.00
2003	JOHNSON CITY ISD	\$820.00	\$11.00	\$10.78	\$0.00	\$0.00	\$0.00
	2003 Total:		\$15.69	\$15.37	\$0.00	\$0.00	\$0.00

2002	BLANCO COUNTY	\$820.00	\$4.09	\$4.01	\$0.00	\$0.00	\$0.00
2002	BL-PED GROUNDWATER CONS DIST	\$820.00	\$0.25	\$0.24	\$0.00	\$0.00	\$0.00
2002	ESD #1	\$820.00	\$0.49	\$0.48	\$0.00	\$0.00	\$0.00
2002	JOHNSON CITY ISD	\$820.00	\$11.00	\$10.78	\$0.00	\$0.00	\$0.00
	2002 Total:		\$15.83	\$15.51	\$0.00	\$0.00	\$0.00
2001	BLANCO COUNTY	\$760.00	\$39.82	\$39.82	\$0.00	\$0.00	\$0.00
2001	BL-PED GROUNDWATER CONS DIST	\$760.00	\$2.55	\$2.55	\$0.00	\$0.00	\$0.00
2001	ESD #1	\$760.00	\$5.57	\$5.57	\$0.00	\$0.00	\$0.00
2001	JOHNSON CITY ISD	\$760.00	\$113.83	\$113.83	\$0.00	\$0.00	\$0.00
	2001 Total:		\$161.77	\$161.77	\$0.00	\$0.00	\$0.00