


Blanco CAD Property Search

Property Details

Account		
Property ID:	16709	Geographic ID: 1353822
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	577 CATTLE CREEK RD JOHNSON CITY, TX 78636	
Map ID:		Mapsco:
Legal Description:	THE PRESERVE AT WALNUT SPRINGS , LOT 22 , ACRES 6.82	
Abstract/Subdivision:	WS	
Neighborhood:		
Owner		
Owner ID:	129950	
Name:	GREEK WILLIAM J & MARY M	
Agent:		
Mailing Address:	577 CATTLE CREEK RD JOHNSON CITY, TX 78636	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$695,870 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$79,200 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$461,580 (+)
Market Value:	\$1,236,650 (=)
Agricultural Value Loss: ⓘ	\$460,970 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Appraised Value: 	\$775,680
Ag Use Value:	\$610

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: GREEK WILLIAM J & MARY M %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GBL	BLANCO COUNTY	0.370000	\$1,236,650	\$615,666	\$2,277.96	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$1,236,650	\$775,680	\$129.31	
NJC	ESD #1	0.100000	\$1,236,650	\$775,680	\$775.68	
SJC	JOHNSON CITY ISD	0.860800	\$1,236,650	\$665,680	\$5,730.17	

Total Tax Rate: 1.347471

Estimated Taxes With Exemptions: \$8,913.12

Estimated Taxes Without Exemptions: \$16,663.49

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 2506.0 sqft **Value:** \$695,870

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	MAIN AREA	M9+	2021	2506	\$572,380
CP2	COVERED PORCH	M9+	2021	210	\$13,890
CP2	COVERED PORCH	M9+	2021	278	\$18,390
CP2	COVERED PORCH	M9+	2021	204	\$13,490
CP	CARPORT	M9+	2021	550	\$36,380
STG	STORAGE	M9+	2021	250	\$41,340

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WS	WALNUT SPRINGS	1.00	43,560.00	0.00	0.00	\$79,200	\$0
WDLF	WILDLIFE MANAGEMENT	5.82	253,519.20	0.00	0.00	\$461,580	\$610

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$695,870	\$540,780	\$610	\$0	\$775,680
2024	\$695,870	\$540,780	\$600	\$20,096	\$755,574
2023	\$607,140	\$540,780	\$600	\$0	\$686,940
2022	\$338,950	\$491,620	\$600	\$0	\$411,550
2021	\$0	\$347,890	\$590	\$0	\$58,340
2020	\$0	\$316,260	\$580	\$0	\$53,080
2019	\$0	\$316,260	\$560	\$0	\$53,060
2018	\$0	\$316,260	\$560	\$0	\$53,060
2017	\$0	\$316,260	\$480	\$0	\$52,980

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/1/2021	W	WARRANTY	WEST VEST LLC	GREEK WILLIAM J & MARY M			210239
2/18/2014	W	WARRANTY	THE PRESERVE AT WALNUT SPRING LP	WEST VEST LLC	488	007	

Estimated Tax Due

If Paid: 06/06/2025

JUL
17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2024	BLANCO COUNTY	0.370000	\$1,236,650	\$595,560	\$2,203.58	\$2,203.58	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$1,236,650	\$755,574	\$125.96	\$125.96	\$0.00	\$0.00	\$0.00
2024	ESD #1	0.100000	\$1,236,650	\$755,574	\$755.57	\$755.57	\$0.00	\$0.00	\$0.00
2024	JOHNSON CITY ISD	0.860800	\$1,236,650	\$645,574	\$5,557.10	\$5,557.10	\$0.00	\$0.00	\$0.00
	2024 Total:	1.347471			\$8,642.21	\$8,642.21	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	0.365097	\$1,147,920	\$549,672	\$2,006.83	\$2,006.83	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$1,147,920	\$686,940	\$120.20	\$120.20	\$0.00	\$0.00	\$0.00
2023	ESD #1	0.100000	\$1,147,920	\$686,940	\$686.94	\$686.94	\$0.00	\$0.00	\$0.00
2023	JOHNSON CITY ISD	0.863100	\$1,147,920	\$586,940	\$5,065.88	\$5,065.88	\$0.00	\$0.00	\$0.00
	2023 Total:	1.345695			\$7,879.85	\$7,879.85	\$0.00	\$0.00	\$0.00
2022	BLANCO COUNTY	0.341710	\$830,570	\$406,550	\$1,389.22	\$1,389.22	\$0.00	\$0.00	\$0.00
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$830,570	\$411,550	\$82.83	\$82.83	\$0.00	\$0.00	\$0.00
2022	ESD #1	0.100000	\$830,570	\$411,550	\$411.55	\$411.55	\$0.00	\$0.00	\$0.00
2022	JOHNSON CITY ISD	1.048500	\$830,570	\$371,550	\$3,895.71	\$3,895.71	\$0.00	\$0.00	\$0.00
	2022 Total:	1.510337			\$5,779.31	\$5,779.31	\$0.00	\$0.00	\$0.00
2021	BLANCO COUNTY	0.390000	\$347,890	\$58,340	\$227.52	\$227.52	\$0.00	\$0.00	\$0.00
2021	BL-PED GROUNDWATER CONS DIST	0.022100	\$347,890	\$58,340	\$12.89	\$12.89	\$0.00	\$0.00	\$0.00

2021	ESD #1	0.100000	\$347,890	\$58,340	\$58.34	\$58.34	\$0.00	\$0.00	\$0.00
2021	JOHNSON CITY ISD	1.065900	\$347,890	\$58,340	\$621.84	\$621.84	\$0.00	\$0.00	\$0.00
	2021 Total:	1.578000			\$920.59	\$920.59	\$0.00	\$0.00	\$0.00
2020	BLANCO COUNTY	0.390000	\$316,260	\$53,080	\$207.01	\$207.01	\$0.00	\$0.00	\$0.00
2020	BL-PED GROUNDWATER CONS DIST	0.022400	\$316,260	\$53,080	\$11.89	\$11.89	\$0.00	\$0.00	\$0.00
2020	ESD #1	0.098600	\$316,260	\$53,080	\$52.34	\$52.34	\$0.00	\$0.00	\$0.00
2020	JOHNSON CITY ISD	1.143800	\$316,260	\$53,080	\$607.13	\$607.13	\$0.00	\$0.00	\$0.00
	2020 Total:	1.654800			\$878.37	\$878.37	\$0.00	\$0.00	\$0.00
2019	BLANCO COUNTY	0.397000	\$316,260	\$53,060	\$210.65	\$210.65	\$0.00	\$0.00	\$0.00
2019	BL-PED GROUNDWATER CONS DIST	0.022400	\$316,260	\$53,060	\$11.89	\$11.89	\$0.00	\$0.00	\$0.00
2019	ESD #1	0.100000	\$316,260	\$53,060	\$53.06	\$53.06	\$0.00	\$0.00	\$0.00
2019	JOHNSON CITY ISD	1.163900	\$316,260	\$53,060	\$617.56	\$617.56	\$0.00	\$0.00	\$0.00
	2019 Total:	1.683300			\$893.16	\$893.16	\$0.00	\$0.00	\$0.00
2018	BLANCO COUNTY	0.397000	\$316,260	\$53,060	\$210.64	\$210.64	\$0.00	\$0.00	\$0.00
2018	BL-PED GROUNDWATER CONS DIST	0.022900	\$316,260	\$53,060	\$12.15	\$12.15	\$0.00	\$0.00	\$0.00
2018	ESD #1	0.100000	\$316,260	\$53,060	\$53.06	\$53.06	\$0.00	\$0.00	\$0.00
2018	JOHNSON CITY ISD	1.133900	\$316,260	\$53,060	\$601.64	\$601.64	\$0.00	\$0.00	\$0.00
	2018 Total:	1.653800			\$877.49	\$877.49	\$0.00	\$0.00	\$0.00
2017	BLANCO COUNTY	0.397000	\$316,260	\$52,980	\$210.33	\$210.33	\$0.00	\$0.00	\$0.00
2017	BL-PED GROUNDWATER CONS DIST	0.023000	\$316,260	\$52,980	\$12.19	\$12.19	\$0.00	\$0.00	\$0.00
2017	ESD #1	0.100000	\$316,260	\$52,980	\$52.98	\$52.98	\$0.00	\$0.00	\$0.00

2017	JOHNSON CITY ISD	1.133900	\$316,260	\$52,980	\$600.74	\$600.74	\$0.00	\$0.00	\$0.00
	2017 Total:	1.653900			\$876.24	\$876.24	\$0.00	\$0.00	\$0.00
2016	BLANCO COUNTY	0.378800	\$316,260	\$52,980	\$200.69	\$200.69	\$0.00	\$0.00	\$0.00
2016	BL-PED GROUNDWATER CONS DIST	0.023100	\$316,260	\$52,980	\$12.24	\$12.24	\$0.00	\$0.00	\$0.00
2016	ESD #1	0.100000	\$316,260	\$52,980	\$52.98	\$52.98	\$0.00	\$0.00	\$0.00
2016	JOHNSON CITY ISD	1.140900	\$316,260	\$52,980	\$604.45	\$604.45	\$0.00	\$0.00	\$0.00
	2016 Total:	1.642800			\$870.36	\$870.36	\$0.00	\$0.00	\$0.00
2015	BLANCO COUNTY	0.361700	\$316,260	\$52,980	\$191.63	\$191.63	\$0.00	\$0.00	\$0.00
2015	BL-PED GROUNDWATER CONS DIST	0.023100	\$316,260	\$52,980	\$12.24	\$12.24	\$0.00	\$0.00	\$0.00
2015	ESD #1	0.100000	\$316,260	\$52,980	\$52.98	\$52.98	\$0.00	\$0.00	\$0.00
2015	JOHNSON CITY ISD	1.145800	\$316,260	\$52,980	\$607.04	\$607.04	\$0.00	\$0.00	\$0.00
	2015 Total:	1.630600			\$863.89	\$863.89	\$0.00	\$0.00	\$0.00
2014	BLANCO COUNTY	0.343200	\$294,440	\$49,360	\$169.40	\$169.40	\$0.00	\$0.00	\$0.00
2014	BL-PED GROUNDWATER CONS DIST	0.023100	\$294,440	\$49,360	\$11.40	\$11.40	\$0.00	\$0.00	\$0.00
2014	ESD #1	0.100000	\$294,440	\$49,360	\$49.36	\$49.36	\$0.00	\$0.00	\$0.00
2014	JOHNSON CITY ISD	1.148200	\$294,440	\$49,360	\$566.75	\$566.75	\$0.00	\$0.00	\$0.00
	2014 Total:	1.614500			\$796.91	\$796.91	\$0.00	\$0.00	\$0.00
2013	BLANCO COUNTY	0.357400	\$294,440	\$49,360	\$176.41	\$176.41	\$0.00	\$0.00	\$0.00
2013	BL-PED GROUNDWATER CONS DIST	0.023100	\$294,440	\$49,360	\$11.40	\$11.40	\$0.00	\$0.00	\$0.00
2013	ESD #1	0.097500	\$294,440	\$49,360	\$48.13	\$48.13	\$0.00	\$0.00	\$0.00
2013	JOHNSON CITY ISD	1.160000	\$294,440	\$49,360	\$572.57	\$572.57	\$0.00	\$0.00	\$0.00

	2013 Total:	1.638000			\$808.51	\$808.51	\$0.00	\$0.00	\$0.00
2012	BLANCO COUNTY	0.355600	\$294,440	\$49,360	\$175.52	\$175.52	\$0.00	\$0.00	\$0.00
2012	BL-PED GROUNDWATER CONS DIST	0.023100	\$294,440	\$49,360	\$11.40	\$11.40	\$0.00	\$0.00	\$0.00
2012	ESD #1	0.090800	\$294,440	\$49,360	\$44.82	\$44.82	\$0.00	\$0.00	\$0.00
2012	JOHNSON CITY ISD	1.192300	\$294,440	\$49,360	\$588.52	\$588.52	\$0.00	\$0.00	\$0.00
	2012 Total:	1.661800			\$820.26	\$820.26	\$0.00	\$0.00	\$0.00
2011	BLANCO COUNTY	0.351900	\$294,440	\$49,360	\$173.69	\$173.69	\$0.00	\$0.00	\$0.00
2011	BL-PED GROUNDWATER CONS DIST	0.023100	\$294,440	\$49,360	\$11.40	\$11.40	\$0.00	\$0.00	\$0.00
2011	ESD #1	0.091100	\$294,440	\$49,360	\$44.97	\$44.97	\$0.00	\$0.00	\$0.00
2011	JOHNSON CITY ISD	1.193000	\$294,440	\$49,360	\$588.86	\$588.86	\$0.00	\$0.00	\$0.00
	2011 Total:	1.659100			\$818.92	\$818.92	\$0.00	\$0.00	\$0.00
2010	BLANCO COUNTY	0.341900	\$316,260	\$52,980	\$181.14	\$181.14	\$0.00	\$0.00	\$0.00
2010	BL-PED GROUNDWATER CONS DIST	0.023100	\$316,260	\$52,980	\$12.24	\$12.24	\$0.00	\$0.00	\$0.00
2010	ESD #1	0.089700	\$316,260	\$52,980	\$47.52	\$47.52	\$0.00	\$0.00	\$0.00
2010	JOHNSON CITY ISD	1.193600	\$316,260	\$52,980	\$632.37	\$632.37	\$0.00	\$0.00	\$0.00
	2010 Total:	1.648300			\$873.27	\$873.27	\$0.00	\$0.00	\$0.00
2009	BLANCO COUNTY	0.338800	\$316,260	\$52,980	\$179.50	\$179.50	\$0.00	\$0.00	\$0.00
2009	BL-PED GROUNDWATER CONS DIST	0.024600	\$316,260	\$52,980	\$13.03	\$13.03	\$0.00	\$0.00	\$0.00
2009	ESD #1	0.090500	\$316,260	\$52,980	\$47.95	\$47.95	\$0.00	\$0.00	\$0.00
2009	JOHNSON CITY ISD	1.186000	\$316,260	\$52,980	\$628.34	\$628.34	\$0.00	\$0.00	\$0.00
	2009 Total:	1.639900			\$868.82	\$868.82	\$0.00	\$0.00	\$0.00

2008	BLANCO COUNTY	0.345400	\$316,260	\$52,980	\$182.99	\$182.99	\$0.00	\$0.00	\$0.00
2008	BL-PED GROUNDWATER CONS DIST	0.024600	\$316,260	\$52,980	\$13.03	\$13.03	\$0.00	\$0.00	\$0.00
2008	ESD #1	0.094900	\$316,260	\$52,980	\$50.28	\$50.28	\$0.00	\$0.00	\$0.00
2008	JOHNSON CITY ISD	1.191500	\$316,260	\$52,980	\$631.25	\$631.25	\$0.00	\$0.00	\$0.00
	2008 Total:	1.656400			\$877.55	\$877.55	\$0.00	\$0.00	\$0.00
2007	BLANCO COUNTY	0.380400	\$316,260	\$52,980	\$201.54	\$201.54	\$0.00	\$0.00	\$0.00
2007	BL-PED GROUNDWATER CONS DIST	0.024800	\$316,260	\$52,980	\$13.14	\$13.14	\$0.00	\$0.00	\$0.00
2007	ESD #1	0.100000	\$316,260	\$52,980	\$52.98	\$52.98	\$0.00	\$0.00	\$0.00
2007	JOHNSON CITY ISD	1.178000	\$316,260	\$52,980	\$624.10	\$624.10	\$0.00	\$0.00	\$0.00
	2007 Total:	1.683200			\$891.76	\$891.76	\$0.00	\$0.00	\$0.00
2006	BLANCO COUNTY	0.435900	\$132,300	\$45,470	\$198.20	\$198.20	\$0.00	\$0.00	\$0.00
2006	BL-PED GROUNDWATER CONS DIST	0.026300	\$132,300	\$45,470	\$11.96	\$11.96	\$0.00	\$0.00	\$0.00
2006	ESD #1	0.100000	\$132,300	\$45,470	\$45.47	\$45.47	\$0.00	\$0.00	\$0.00
2006	JOHNSON CITY ISD	1.432500	\$132,300	\$45,470	\$651.36	\$651.36	\$0.00	\$0.00	\$0.00
	2006 Total:	1.994700			\$906.99	\$906.99	\$0.00	\$0.00	\$0.00
2005	BLANCO COUNTY	0.469100	\$132,300	\$45,440	\$213.16	\$213.16	\$0.00	\$0.00	\$0.00
2005	BL-PED GROUNDWATER CONS DIST	0.029000	\$132,300	\$45,440	\$13.18	\$13.18	\$0.00	\$0.00	\$0.00
2005	ESD #1	0.060000	\$132,300	\$45,440	\$27.26	\$27.26	\$0.00	\$0.00	\$0.00
2005	JOHNSON CITY ISD	1.612700	\$132,300	\$45,440	\$732.81	\$732.81	\$0.00	\$0.00	\$0.00
	2005 Total:	2.170800			\$986.41	\$986.41	\$0.00	\$0.00	\$0.00
2004	BLANCO COUNTY	0.483600	\$132,300	\$45,420	\$219.65	\$219.65	\$0.00	\$0.00	\$0.00

2004	BL-PED GROUNDWATER CONS DIST	0.030000	\$132,300	\$45,420	\$13.63	\$13.63	\$0.00	\$0.00	\$0.00
2004	ESD #1	0.049000	\$132,300	\$45,420	\$22.26	\$22.26	\$0.00	\$0.00	\$0.00
2004	JOHNSON CITY ISD	1.493200	\$132,300	\$45,420	\$678.21	\$678.21	\$0.00	\$0.00	\$0.00
	2004 Total:	2.055800			\$933.75	\$933.75	\$0.00	\$0.00	\$0.00
2003	BLANCO COUNTY	0.491000	\$103,200	\$45,400	\$222.91	\$222.91	\$0.00	\$0.00	\$0.00
2003	BL-PED GROUNDWATER CONS DIST	0.030000	\$103,200	\$45,400	\$13.62	\$13.62	\$0.00	\$0.00	\$0.00
2003	ESD #1	0.050000	\$103,200	\$45,400	\$22.70	\$22.70	\$0.00	\$0.00	\$0.00
2003	JOHNSON CITY ISD	1.342000	\$103,200	\$45,400	\$609.27	\$609.27	\$0.00	\$0.00	\$0.00
	2003 Total:	1.913000			\$868.50	\$868.50	\$0.00	\$0.00	\$0.00
2002	BLANCO COUNTY	0.499300	\$103,200	\$45,400	\$226.68	\$226.68	\$0.00	\$0.00	\$0.00
2002	BL-PED GROUNDWATER CONS DIST	0.030000	\$103,200	\$45,400	\$13.62	\$13.62	\$0.00	\$0.00	\$0.00
2002	ESD #1	0.060000	\$103,200	\$45,400	\$27.24	\$27.24	\$0.00	\$0.00	\$0.00
2002	JOHNSON CITY ISD	1.341600	\$103,200	\$45,400	\$609.09	\$609.09	\$0.00	\$0.00	\$0.00
	2002 Total:	1.930900			\$876.63	\$876.63	\$0.00	\$0.00	\$0.00
2001	BLANCO COUNTY	0.469300	\$0	\$45,370	\$212.92	\$212.92	\$0.00	\$0.00	\$0.00
2001	BL-PED GROUNDWATER CONS DIST	0.030000	\$0	\$45,370	\$13.61	\$13.61	\$0.00	\$0.00	\$0.00
2001	ESD #1	0.065700	\$0	\$45,370	\$29.81	\$29.81	\$0.00	\$0.00	\$0.00
2001	JOHNSON CITY ISD	1.341600	\$0	\$45,370	\$608.68	\$608.68	\$0.00	\$0.00	\$0.00
	2001 Total:	1.906600			\$865.02	\$865.02	\$0.00	\$0.00	\$0.00