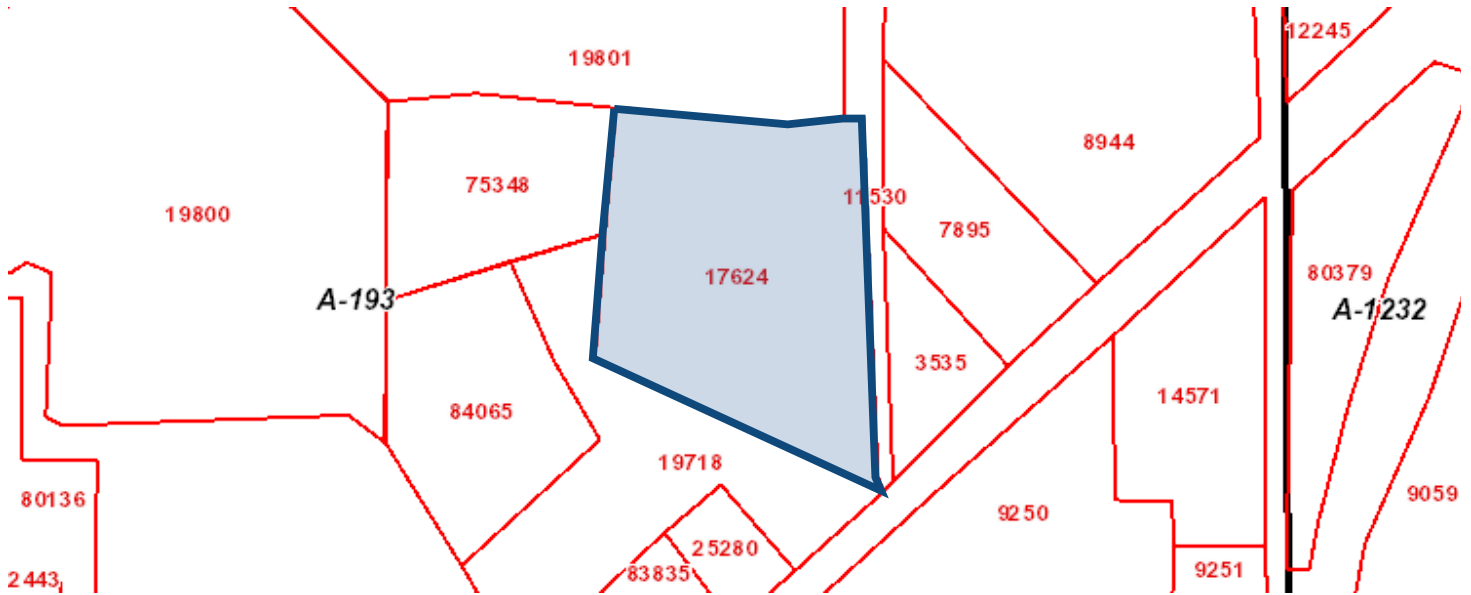


Map



Property Details

<b>Account</b>		
<b>Property ID:</b>	17624	<b>Geographic ID:</b> 8810222480022
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	625 N NUGENT AVE JOHNSON CITY, TX 78636	
<b>Map ID:</b>		<b>Mapsc0:</b>
<b>Legal Description:</b>	ABS A0193 SURVEY 171 J. FENTRESS, ACRES 5.653	
<b>Abstract/Subdivision:</b>	A0193 - SURVEY 171 J. FENTRESS	
<b>Neighborhood:</b>	000	
<b>Owner</b>		
<b>Owner ID:</b>	125995	
<b>Name:</b>	LANG KRISTIN	
<b>Agent:</b>		
<b>Mailing Address:</b>	625 N NUGENT AVE JOHNSON CITY, TX 78636	
<b>% Ownership:</b>	100.0%	

<b>Exemptions:</b>	HS - Homestead For privacy reasons not all exemptions are shown online.
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## Property Values

<b>Improvement Homesite Value:</b>	\$293,740 (+)
<b>Improvement Non-Homesite Value:</b>	\$419,340 (+)
<b>Land Homesite Value:</b>	\$208,390 (+)
<b>Land Non-Homesite Value:</b>	\$37,030 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$958,500 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Homestead Cap Loss:</b> ⓘ	\$104,976 (-)
<b>Appraised Value:</b>	\$853,524
<b>Ag Use Value:</b>	\$0

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.

## Property Taxing Jurisdiction

**Owner:** LANG KRISTIN %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal District	0.000000	\$958,500	\$853,524	\$0.00	
GBL	BLANCO COUNTY	0.365097	\$958,500	\$753,098	\$2,749.54	
GWD	BL-PED GROUNDWATER CONS DIST	0.017498	\$958,500	\$853,524	\$149.35	
NJC	ESD #1	0.100000	\$958,500	\$853,524	\$853.52	
SJC	JOHNSON CITY ISD	0.863100	\$958,500	\$753,524	\$6,503.67	

**Total Tax Rate:** 1.345695

**Estimated Taxes With Exemptions:** \$10,256.08

**Estimated Taxes Without Exemptions:** \$12,898.48

## Property Improvement - Building

**Description:** RESIDENCE **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 2,772.00 sqft  
**Value:** \$473,770

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	M8+	6	1984	1,428.00
MA2	MAIN AREA 2ND FLOOR	M8+		1984	1,344.00
CP2	COVERED PORCH	M8+		1984	420.00
SP	SCREEN PORCH	M8+		1984	504.00
OP	OPEN PORCH	M8+		1984	420.00
CP2	COVERED PORCH	M8+		1984	240.00
CP2	COVERED PORCH	M8+		1984	200.00

**Type:** COMMERCIAL **State Code:** F1 **Living Area:** 2,436.00 sqft **Value:** \$239,310

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	F7	1	2005	924.00
CP2	COVERED PORCH	F7		2005	210.00

MA	MAIN AREA	F7		2005	512.00
MA	MAIN AREA	F7		2005	512.00
OP	OPEN PORCH	F7		2005	160.00
MA	MAIN AREA	F7		2019	360.00
CP2	COVERED PORCH	F7		2019	72.00
MA	MAIN AREA	F7		2019	128.00
CP2	COVERED PORCH	F7		2019	128.00
SHEDU	UTILITY SHED	3A		2005	80.00
SHEDU	UTILITY SHED	3A		2005	96.00
SHEDU	UTILITY SHED	3A		2005	160.00
SHEDU	UTILITY SHED	3A		2016	240.00
BARN	BARN	2L		2021	600.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.5000	21,780.00	0.00	0.00	\$37,030	\$0
RN2	NATIVE PASTURE	3.6530	159,124.68	0.00	0.00	\$110,100	\$0
RN2	NATIVE PASTURE	1.5000	65,340.00	0.00	0.00	\$98,290	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2024	\$713,080	\$245,420	\$0	\$104,976	\$853,524
2023	\$467,510	\$252,400	\$0	\$125,133	\$594,777
2022	\$506,570	\$202,000	\$0	\$127,181	\$581,389
2021	\$496,130	\$172,730	\$0	\$141,322	\$527,538
2020	\$489,280	\$152,330	\$0	\$143,081	\$498,529
2019	\$340,780	\$139,220	\$0	\$0	\$480,000
2018	\$340,780	\$139,220	\$0	\$0	\$480,000
2017	\$367,530	\$95,130	\$0	\$0	\$462,660
2016	\$354,010	\$95,130	\$0	\$0	\$449,140
2015	\$352,210	\$97,850	\$0	\$0	\$450,060
2014	\$347,880	\$89,480	\$0	\$0	\$437,360

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/22/2018	WV	WARRANTY W/ VENDORS LIEN	DUNNAWAY PORTER O & SYLVIA S	LANG KRISTIN			180230
9/3/2002	WV	WARRANTY W/ VENDORS LIEN	WALLACE GREGORY D	DUNNAWAY PORTER O & SYLVIA S	264	085	0
1/3/2000	WV	WARRANTY W/ VENDORS LIEN	GRIMMELL ROSEMARIE	WALLACE GREGORY D	217	297	0

## Estimated Tax Due

**\*\*ATTENTION\*\***

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

**\*\*PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE\*\***

**\*\*WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW\*\***

If Paid:



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Pena & Inter
2023	BLANCO COUNTY	0.365097	\$719,910	\$499,157	\$1,822.41	\$1,822.41	\$0.00	\$0
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$719,910	\$594,777	\$104.07	\$104.07	\$0.00	\$0
2023	ESD #1	0.100000	\$719,910	\$594,777	\$594.78	\$594.78	\$0.00	\$0
2023	JOHNSON CITY ISD	0.863100	\$719,910	\$494,777	\$4,270.42	\$4,270.42	\$0.00	\$0
	2023 Total:	1.345695			\$6,791.68	\$6,791.68	\$0.00	\$0
2022	BLANCO COUNTY	0.341710	\$708,570	\$576,389	\$1,969.58	\$1,969.58	\$0.00	\$0
2022	BL-PED GROUNDWATER CONS DIST	0.020127	\$708,570	\$581,389	\$117.02	\$117.02	\$0.00	\$0
2022	ESD #1	0.100000	\$708,570	\$581,389	\$581.39	\$581.39	\$0.00	\$0
2022	JOHNSON CITY ISD	1.048500	\$708,570	\$541,389	\$5,676.46	\$5,676.46	\$0.00	\$0
	2022 Total:	1.510337			\$8,344.45	\$8,344.45	\$0.00	\$0

2021	BLANCO COUNTY	0.390000	\$668,860	\$522,538	\$2,037.90	\$2,037.90	\$0.00	\$0
2021	BL-PED GROUNDWATER CONS DIST	0.022100	\$668,860	\$527,538	\$116.59	\$116.59	\$0.00	\$0
2021	ESD #1	0.100000	\$668,860	\$527,538	\$527.54	\$527.54	\$0.00	\$0
2021	JOHNSON CITY ISD	1.065900	\$668,860	\$502,538	\$5,356.55	\$5,356.55	\$0.00	\$0
	2021 Total:	1.578000			\$8,038.58	\$8,038.58	\$0.00	\$0
2020	BLANCO COUNTY	0.390000	\$641,610	\$493,529	\$1,924.76	\$1,924.76	\$0.00	\$0
2020	BL-PED GROUNDWATER CONS DIST	0.022400	\$641,610	\$498,529	\$111.67	\$111.67	\$0.00	\$0
2020	ESD #1	0.098600	\$641,610	\$498,529	\$491.55	\$491.55	\$0.00	\$0
2020	JOHNSON CITY ISD	1.143800	\$641,610	\$473,529	\$5,416.22	\$5,416.22	\$0.00	\$0
	2020 Total:	1.654800			\$7,944.20	\$7,944.20	\$0.00	\$0
2019	BLANCO COUNTY	0.397000	\$480,000	\$475,000	\$1,885.75	\$1,885.75	\$0.00	\$0
2019	BL-PED GROUNDWATER CONS DIST	0.022400	\$480,000	\$480,000	\$107.52	\$107.52	\$0.00	\$0
2019	ESD #1	0.100000	\$480,000	\$480,000	\$480.00	\$480.00	\$0.00	\$0
2019	JOHNSON CITY ISD	1.163900	\$480,000	\$455,000	\$5,295.75	\$5,295.75	\$0.00	\$0
	2019 Total:	1.683300			\$7,769.02	\$7,769.02	\$0.00	\$0
2018	BLANCO COUNTY	0.397000	\$480,000	\$470,000	\$1,782.05	\$1,782.05	\$0.00	\$0
2018	BL-PED GROUNDWATER CONS DIST	0.022900	\$480,000	\$480,000	\$109.92	\$109.92	\$0.00	\$0
2018	ESD #1	0.100000	\$480,000	\$480,000	\$480.00	\$480.00	\$0.00	\$0

2018	JOHNSON CITY ISD	1.133900	\$480,000	\$445,000	\$4,345.87	\$4,345.87	\$0.00	\$0
	2018 Total:	1.653800			\$6,717.84	\$6,717.84	\$0.00	\$0
2017	BLANCO COUNTY	0.397000	\$462,660	\$452,660	\$1,665.65	\$1,665.65	\$0.00	\$0
2017	BL-PED GROUNDWATER CONS DIST	0.023000	\$462,660	\$462,660	\$106.41	\$106.41	\$0.00	\$0
2017	ESD #1	0.100000	\$462,660	\$462,660	\$462.66	\$462.66	\$0.00	\$0
2017	JOHNSON CITY ISD	1.133900	\$462,660	\$427,660	\$4,013.42	\$4,013.42	\$0.00	\$0
	2017 Total:	1.653900			\$6,248.14	\$6,248.14	\$0.00	\$0
2016	BLANCO COUNTY	0.378800	\$449,140	\$439,140	\$1,614.17	\$1,614.17	\$0.00	\$0
2016	BL-PED GROUNDWATER CONS DIST	0.023100	\$449,140	\$449,140	\$103.75	\$103.75	\$0.00	\$0
2016	ESD #1	0.100000	\$449,140	\$449,140	\$449.14	\$449.14	\$0.00	\$0
2016	JOHNSON CITY ISD	1.140900	\$449,140	\$414,140	\$3,987.93	\$3,987.93	\$0.00	\$0
	2016 Total:	1.642800			\$6,154.99	\$6,154.99	\$0.00	\$0
2015	BLANCO COUNTY	0.361700	\$450,060	\$440,060	\$1,582.26	\$1,582.26	\$0.00	\$0
2015	BL-PED GROUNDWATER CONS DIST	0.023100	\$450,060	\$450,060	\$103.96	\$103.96	\$0.00	\$0
2015	ESD #1	0.100000	\$450,060	\$450,060	\$450.06	\$450.06	\$0.00	\$0
2015	JOHNSON CITY ISD	1.145800	\$450,060	\$415,060	\$4,008.58	\$4,008.58	\$0.00	\$0
	2015 Total:	1.630600			\$6,144.86	\$6,144.86	\$0.00	\$0
2014	BLANCO COUNTY	0.343200	\$437,360	\$427,360	\$1,466.70	\$1,466.70	\$0.00	\$0



2014	BL-PED GROUNDWATER CONS DIST	0.023100	\$437,360	\$437,360	\$101.03	\$101.03	\$0.00	\$0
2014	ESD #1	0.100000	\$437,360	\$437,360	\$437.36	\$437.36	\$0.00	\$0
2014	JOHNSON CITY ISD	1.148200	\$437,360	\$412,360	\$3,994.13	\$3,994.13	\$0.00	\$0
	2014 Total:	1.614500			\$5,999.22	\$5,999.22	\$0.00	\$0