

B.C.A.D.
 Phone: 830-868-4013
 Fax: 830-868-7330

BLANCO COUNTY APPRAISAL DISTRICT

2025 TAX STATEMENT

STATEMENT NUMBER

32642

PROPERTY ID NUMBER

19798

www.blancocad.com

NAME & ADDRESS Owner ID: 129737 NELSON KYLE & BREE STOTZ 1808 WOODLAND AVE AUSTIN, TX 78741		Pct: 100.000%	PROPERTY DESCRIPTION LAKE ON FLAT CREEK , BLK 01 , LOT 07 , ACRES 12.74		PROPERTY GEOGRAPHICAL ID 881002460020007
			Acreage: 12.7400		PROPERTY SITUS / LOCATION TX 78636
			Type: R		
LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER MARKET	ASSESSED VALUE	
0	0	1,340	451,400	1,340	

100% Assessment Ratio

Appraised Value: 1,340

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
JOHNSON CITY ISD	1,340	0	0	0		1,340	0.8608000	11.54
ESD #1	1,340	0	0	0		1,340	0.1000000	1.34
BL-PED GROUNDWATER	1,340	0	0	0		1,340	0.0161760	0.22
BLANCO COUNTY	1,340	0	0	0		1,340	0.3752320	5.03

COUNTY TAXES REDUCED BY SALES TAX 0.07

Total Taxes Due By Jan 31, 2026	18.13
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Penalty & Interest if paid after Jan 31, 2026		
If Paid in Month	P&I Rate	Tax Due*
February 2026	7%	19.40
March 2026	9%	19.77
April 2026	11%	20.14
May 2026	13%	20.47
June 2026	15%	20.85

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency [Tax Code Sec 33.11] or Additional Late Filing Penalty of 10% [Tax Code Sec 23.54, Tax Code Sec 21.10] or Late Correction penalty of 10% [Tax Code Sec 25.25(d)].

* DETACH HERE AND RETURN WITH PAYMENT *

Make checks payable to:

B.C.A.D.
 BLANCO COUNTY APPRAISAL DISTRICT
 P O BOX 338
 615 N NUGENT (PHYSICAL ONLY)
 JOHNSON CITY, TX 78636

RETURN SERVICE REQUESTED



Owner Name and Address NELSON KYLE & BREE STOTZ 1808 WOODLAND AVE AUSTIN, TX 78741
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Statement Number 2025 32642
Prop ID Number 19798
Geographical ID 881002460020007

See payment schedule below for tax due.

If Paid in Month	Tax Due
October 2025	18.13
November 2025	18.13
December 2025	18.13
January 2026	18.13
February 2026	19.40
March 2026	19.77
April 2026	20.14
May 2026	20.47
June 2026	20.85

In January Pay 18.13
Taxes are payable October 1, 2025 and become delinquent on February 1, 2026

NELSON KYLE & BREE STOTZ
 1808 WOODLAND AVE
 AUSTIN, TX 78741

Year	Taxing Unit	Stmnt ID	Assessed Value	Taxable Value	Rate per \$100	Tax Amount	% Change in Tax
2025	BL-PED GROUNDWATE	32642	1,340	1,340	0.016176	0.22	0.00
	BLANCO COUNTY	32642	1,340	1,340	0.375232	5.03	3.71
	ESD #1	32642	1,340	1,340	0.100000	1.34	2.29
	JOHNSON CITY ISD	32642	1,340	1,340	0.860800	11.54	2.30
2024	BL-PED GROUNDWATE	32039	1,310	1,310	0.016671	0.22	-4.35
	BLANCO COUNTY	32039	1,310	1,310	0.370000	4.85	1.46
	ESD #1	32039	1,310	1,310	0.100000	1.31	0.00
	JOHNSON CITY ISD	32039	1,310	1,310	0.860800	11.28	-0.27
2023	BL-PED GROUNDWATE	31824	1,310	1,310	0.017498	0.23	-11.54
	BLANCO COUNTY	31824	1,310	1,310	0.365097	4.78	6.94
	ESD #1	31824	1,310	1,310	0.100000	1.31	0.00
	JOHNSON CITY ISD	31824	1,310	1,310	0.863100	11.31	-17.69
2022	BL-PED GROUNDWATE	12062	1,310	1,310	0.020127	0.26	-10.34
	BLANCO COUNTY	12062	1,310	1,310	0.341710	4.47	-11.83
	ESD #1	12062	1,310	1,310	0.100000	1.31	0.77
	JOHNSON CITY ISD	12062	1,310	1,310	1.048500	13.74	-0.87
2021	BL-PED GROUNDWATE	30097	1,300	1,300	0.022100	0.29	3.57
	BLANCO COUNTY	30097	1,300	1,300	0.390000	5.07	2.22
	ESD #1	30097	1,300	1,300	0.100000	1.30	4.00
	JOHNSON CITY ISD	30097	1,300	1,300	1.065900	13.86	-4.55
2020	BL-PED GROUNDWATE	2822	1,270	1,270	0.022400	0.28	N/A
	BLANCO COUNTY	2822	1,270	1,270	0.390000	4.96	N/A
	ESD #1	2822	1,270	1,270	0.098600	1.25	N/A
	JOHNSON CITY ISD	2822	1,270	1,270	1.143800	14.52	N/A

% Change 5th Year Comparison(Compare 2025 to 2020)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
BL-PED GROUNDWATER	5.51%	5.51%	-27.79%	-21.43%
BLANCO COUNTY	5.51%	5.51%	-3.79%	1.41%
ESD #1	5.51%	5.51%	1.42%	7.20%
JOHNSON CITY ISD	5.51%	5.51%	-24.74%	-20.52%

JOHNSON CITY ISD Tax Rate Breakdown

Year	M&O Rate	I&S Rate	Total Rate
2025	0.666900	0.193900	0.860800
2024	0.666900	0.193900	0.860800