

Agricultural Valuation — County Record

Comal Appraisal District · Property ID 448059 · retrieved August 30, 2026 · esearch.comalad.org

Property

Legal description	OLD 32 RANCH 2, LOT 73
Situs address	TBD Whiskey Trl, Blanco, TX 78606
Neighborhood	OLD 32 RANCH (GATED)
Owner of record	Horton Joshua A & Megan S Braman (100%)
Land classification	Native Pasture (Good) — 5.01 acres (218,235.6 sq ft)
Improvements	None — unimproved land

2026 Valuation

Market value (Comal CAD)	\$280,420
Agricultural value loss	(\$279,960)
Appraised / taxable value under ag use	\$460

Valuation History

Year	Land market	Ag (taxable) value
2026	\$280,420	\$460
2025	\$252,380	\$430
2024	\$315,470	\$490
2023	\$280,620	\$460
2022	\$242,870	\$450

Taxing Jurisdictions

Comal County · Comal County Lateral Road · Comal ESD No. 2 (EMS) · Comal ESD No. 3 (Fire) · Comal ISD
No city taxes — unincorporated Comal County. No MUD.

What this means for a buyer

The property currently qualifies for agricultural (open-space) valuation as native pasture. While the valuation is maintained, annual property taxes are assessed on the \$460 ag-use value rather than market value. Continuation requires the new owner to maintain qualifying agricultural use. A change of use may trigger rollback taxes under Texas Tax Code §23.55; the sales contract will allocate rollback taxes triggered by buyer's change of use to buyer. Verify all figures with the Comal Appraisal District.