

BROWN COUNTY APPRAISAL DISTRICT
2021 ANNUAL REPORT

Introduction

The Brown County Appraisal District, established January 1981, is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the Appraisal District. The Appraisal District is governed by a Board of Directors. Members of the Board of Directors are appointed by the taxing units within the boundaries of Brown County and must live within the District two years prior to serving on the Board.

The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the Appraisal District. The Appraisal District is responsible for local property tax appraisal, exemption administration, tax collection and disbursement of taxes to the entities.

Contact Information: Brett McKibben – Chief Appraiser 325-643-5676

Email: bmckibben@brown-cad.org

District Website – taxpayers are encouraged to visit www.brown-cad.org

Helpful Information Available on our Website

List of Taxing Entities

Historical Tax Rates

Board of Directors

Appraisal Review Board Members

Ag Advisory Board Members

Staff Members

Exemption and Special Use (Ag) Applications

Frequently Asked Questions

Current Press Releases

The Brown CAD serves the following taxing units:

Taxing Unit	2020 Taxable Value	2021 Taxable Value	2020 Tax Rate	2021 Tax Rate
Bangs City	\$43,732,828	\$59,692,845	0.6853	0.6692
Blanket City	\$7,960,875	\$11,927,486	0.4076	0.3757
Brownwood City	\$845,722,116	\$1,031,521,241	0.7448	0.7317
Early City	\$244,037,916	\$317,092,782	0.5310	0.4993
Brown Cty Gen	\$2,746,260,808	\$3,504,070,212	0.4870	0.4673
Road & Flood	\$2,732,745,849	\$3,489,936,083	0.0906	0.0869
Bangs ISD	\$379,529,997	\$505,358,665	1.0511	0.9862
Blanket ISD	\$47,355,125	\$68,934,153	1.0121	1.0207
Brookesmith ISD	\$109,647,400	\$145,415,780	1.1265	1.0283
Brownwood ISD	\$1,477,092,963	\$1,735,209,482	1.1115	1.1251
Cross Plains ISD	\$30,332,182	\$36,193,884	1.06835	0.9857
Early ISD	\$ 351,700,918	\$472,185,993	1.3261	1.3261
May ISD	\$ 181,614,744	\$247,790,403	1.1593	1.0266
Mullin ISD	\$46,960	\$551,798	0.97	0.9700
Rising Star ISD	\$580,500	\$729,684	1.0683	1.0517
Zephyr ISD	\$55,510,471	\$71,008,212	1.1489	1.097

Exemption Information

The Appraisal District has exemptions that taxpayers may qualify. For the residence homestead, the home must be your primary residence and you must own the home on January 1 of the tax year. You may apply for the exemption on one property in a tax year. This exemption exempts you from being taxed on \$25,000 of your homestead for school taxes only. Taxpayers who turn 65 may apply for the additional over 65 exemption, which exempts you from being taxed on an additional \$10,000 of value.

You may apply for the over 65 any time after you turn 65. Taxpayers are encouraged to complete the Application for Residence Homestead Exemption in a timely manner.

Agricultural Productivity Values

The Texas Comptroller is required by law to develop agricultural productivity values for qualified open-space lands, instead of market value. The Agricultural Advisory Board meets once a year in October to fill out the Texas Farm and Ranch Survey. This information from the survey will be used to develop the Ag Productivity Values for Brown County.

Please visit our website for other exemption information or contact the Brown County Appraisal District.

Property Types Appraised

The Brown County Appraisal District staff are responsible for appraising 36,458 residential, commercial, land, and business personal property accounts. The District contracts with the Thomas Y. Pickett Co. to appraise 8,112 which includes Industrial property, oil and gas, other sub-surface interests, water systems, has distribution systems, electric and telephone companies, railroads, pipelines, and industrial personal property in the district.

The following is the summary of property types and the certified values:

	2021		
LAND TYPE DESCRIPTION	TOTAL ACRES	MARKET VALUE	AG VALUE
Dryland Crop	80,082.3797	\$251,139,078	\$7,435,460
Improved Pasture	56,588.6795	\$177,238,056	\$4,962,405
Irrigated Crop	7,912.9990	\$25,122,230	\$1,540,320
Native Pasture	356,838.5182	\$1,105,496,421	\$29,189,008
Orchards	2,217.0412	\$8,088,530	\$770,072
Wildlife	28,582.3737	\$88,642,120	\$2,383,330
TOTALS	532,221.9913	\$1,655,726,435	\$46,280,595

	2021			
CODE	PROPERTY CODE	PARCEL COUNT	NEW MARKET VALUE	MARKET VALUE
A	Single Family Residential	13,876	\$24,160,570	\$1,517,115,799
B	Multifamily Residential	182	\$955,220	\$59,376,610
C1	Vacant Lots	6,700	\$258,770	\$82,662,781
D1	Qualified Open-Space Land	5,298	0	\$1,655,726,435
D2	Farm & Ranch Imps-Qualified	2,243	\$903,290	\$26,814,096
E	Non-Qualified Rural Residential	4,657	\$10,341,700	\$638,883,284
F1	Commercial Property	1,462	\$6,889,010	\$363,637,277
F2	Industrial Property	52	\$187,330	\$93,158,160
G1	Oil and Gas	7,630	0	\$3,616,416
J2	Gas Distribution Systems	14	0	\$13,729,940
J3	Electric Companies	45	0	\$141,561,790
J4	Telephone Companies	46	0	\$5,443,080
J5	Railroads	44	0	\$53,704,240
J6	Pipelines	109	0	\$31,654,220
J7	Cable Companies	3	0	\$1,076,700
L1	Personal Property Commercial	1,562	\$852,760	\$141,197,056
L2	Personal Property Industrial	169	0	\$436,722,740
L5	Conversion	0	0	0
M1	Mobile Homes Personal Property	446	\$1,626,680	\$19,340,060
O	Residential Inventory	1,021	\$590,410	\$12,315,780
S	VIT Special Inventory	40	0	\$9,610,600
X	Totally Exempt Property	4,283	\$4,874,910	\$543,892,883
Totals		49,898	\$51,640,650	\$5,851,290,971