

BROWN COUNTY APPRAISAL DISTRICT
2019 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

Link to Texas Window on State Government

The Brown CAD serves the following taxing units:

Taxing Unit	2018 Taxable Value	2019 Taxable Value	2018 Tax Rate	2019 Tax Rate
Bangs City	\$38,140,330	\$40,198,104	0.7097	0.7189
Blanket City	\$6,603,971	\$7,110,798	0.4404	0.4404
Brownwood City	\$764,120,051	\$799,288,088	0.7869	0.7869
Early City	\$177,430,988	\$191,473,672	0.5410	0.5410
Brown Cty Gen	\$2,409,198,622	\$2,616,970,473	0.5187	0.5104
Road & Flood	\$2,396,002,710	\$2,603,559,193	0.0960	0.0896
Bangs ISD	\$319,173,411	\$349,837,825	1.2038	1.1150
Blanket ISD	\$35,048,010	\$40,867,778	1.1100	1.0400
Brookesmith ISD	\$99,442,823	\$116,571,682	1.2388	1.12775
Brownwood ISD	\$1,358,507,359	\$1,448,959,705	1.2051	1.1251
Cross Plains ISD	\$23,133,177	\$29,108,967	1.1700	1.06835
Early ISD	\$270,679,871	\$299,605,882	1.4585	1.35685
May ISD	\$145,906,751	\$168,421,905	1.2967	1.2200
Mullin ISD	\$46,250	\$47,600	1.0400	0.9700
Rising Star ISD	\$741,466	\$799,684	1.1700	1.0683
Zephyr ISD	\$46,247,844	\$51,218,357	1.3151	1.2150

Exemption Information

The Appraisal District has exemptions that taxpayers may qualify for. 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 is responsible for appraising 42,283 residential, commercial, land, and business personal property accounts. The District contracts with the Thomas Y. Pickett Co. to appraise 7,862 which includes Industrial property, oil and gas, other sub-surface interests, water systems, gas 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:

	2019		
LAND TYPE DESCRIPTION	TOTAL ACRES	MARKET VALUE	AG VALUE
Dryland Crop	80,809.482	\$190,604,739	\$7,849,861
Improved Pasture	56,355.373	\$132,346,281	\$5,015,988
Irrigated Crop	8,099.589	\$19,243,150	\$1,478,370
Native Pasture	361,131.527	\$828,881,354	\$30,332,120
Orchards	2,272.436	\$6,094,720	\$769,400
Wildlife	24,783.231	\$56,075,280	\$2,115,400
Totals	533,451.638	\$1,233,245,524	47,561,139

	2019			
CODE	PROPERTY CODE	PARCEL COUNT	NEW MARKET VALUE	MARKET VALUE
A	Single Family Residential	14,039	\$14,018,470	\$1,177,109,312
B	Multifamily Residential	174	\$5,286,190	\$46,270,088
C1	Vacant Lots	6,706	\$74,260	\$62,699,138
D1	Qualified Open-Space Land	5,496	\$0	\$1,233,394,534
D2	Farm & Ranch Imps.-Qualified	2,260	\$1,635,400	\$27,415,144
E	Non-Qualified Rural Residential	4,587	\$13,273,489	\$475,627,519
F1	Commercial Property	1,451	\$8,275,590	\$347,119,256
F2	Industrial Property	52	\$33,410	\$92,477,430
G1	Oil and Gas	7,395	\$0	\$8,724,561
J1	Water Systems	2	\$0	\$2235,740
J2	Gas Distribution Systems	14	\$0	\$11,323,110
J3	Electric Companies	49	\$0	\$132,877,510
J4	Telephone Companies	47	\$0	\$6,491,420
J5	Railroads	47	\$0	\$41,677,560
J6	Pipelines	93	\$0	\$29,277,290
J7	Cable Companies	3	\$0	\$868,700
L1	Personal Property Commercial	1,600	\$445,040	\$145,170,220
L2	Personal Property Industrial	157	\$1,384,270	\$432,574,700
L5	Conversion	3	0	\$8,076,690
M1	Mobile Homes Personal Property	455	\$1,504,390	\$13,670,590
O	Residential Inventory	1,075	\$185,590	\$5,967,606
S	VIT Special Inventory	44	\$0	\$9,599,510
x	Totally Exempt Property	4,396	\$4,395,420	\$465,496,847
Totals		50,145	\$50,511,519	\$4,4774,134,475