

Appraisal Notices in the Mail

Property owners across Brown County will be receiving their new 2019 property appraisal notices from the Brown County Appraisal District. Approximately 33,000 notices will be dropped in the mail this weekend.

“Our local economy is strong resulting in new construction and additional sales of properties around Brown County” said Brett McKibben, Chief Appraiser of the Brown County Appraisal District.

The vast majority of Brown County property owners are going to find themselves with higher appraised property values this year. McKibben pointed out that the State Comptroller’s Office performs a property value study (PVS) on each school district around the state to ensure equitable state funding. “When local appraised values fall below what the Comptroller says is market value, school districts are in jeopardy of losing state funding. The new appraisal figures are bringing values closer to what properties are actually selling for” added McKibben.

That law protects homeowners with the standard homestead exemption from paying taxes on any more than 110 percent of the previous year’s valuation, unless something new was added.

For example, a homestead with a market value of \$100,000 last year may be valued at \$120,000 this year, but the appraised value – which determines the amount of property tax due—would increase only to \$110,000. The remaining \$10,000 increased value, referred to as the homestead cap loss, would be carried over to the next year. The protection extends only to residential homestead and does not affect commercial buildings, second houses or vacant land.

For a person with an over-age 65 homestead exemption, your taxes are frozen. This means the property value can increase but the amount of taxes you paid last will not increase unless you added something new.

The new assessments will soon be available on the Appraisal District’s web site, at www.browncad.org.

Property owners who think their appraised value is higher than their property would sell for should contact the Appraisal District at 403 Fisk Avenue in Brownwood and talk with an appraiser. If an agreement is not reached, a property owner may file a written protest to have a hearing before the county’s Appraisal Review Board (ARB). A protest form will be included with the Notice. **Please note... a written protest must be filed/postmarked by May 28 this year to be considered valid.** ARB hearings are held during June and early July.

Anyone with questions or concerns should contact the Brown County Appraisal District office at 325-643-5676. The appraisers will be conducting informal conferences at the appraisal district office.

