

**BROWN COUNTY APPRAISAL DISTRICT**  
**2022 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](mailto:bmckibben@brown-cad.org)**

**District Website** – taxpayers are encouraged to visit [www.brown-cad.org](http://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:**

<b>Taxing Unit</b>	<b>2021 Taxable Value</b>	<b>2022 Taxable Value</b>	<b>2021 Tax Rate</b>	<b>2022 Tax Rate</b>
Bangs City	\$59,692,845	\$69,675,024	0.6692	0.5699
Blanket City	\$11,927,486	\$13,830,503	0.3757	0.3332
Brownwood City	\$1,031,521,241	\$1,186,593,610	0.7317	0.6864
Early City	\$317,092,782	\$546,792,602	0.4993	0.36238
Brown Cty Gen	\$3,504,070,212	\$4,220,373,342	0.4673	0.41131
Road & Flood	\$3,489,936,083	\$4,213,260,492	0.0869	0.07364
Bangs ISD	\$505,358,665	\$572,238,563	.9862	0.9585
Blanket ISD	\$68,934,153	\$79,284,088	1.0207	.94541
Brookesmith ISD	\$145,415,780	\$159,847,655	1.0283	.99744
Brownwood ISD	\$1,735,209,482	\$1,939,300,434	1.1251	1.04199
Cross Plains ISD	\$36,193,884	\$41,613,673	.9857	.9429
Early ISD	\$472,185,993	\$713,236,540	1.3261	1.2779
May ISD	\$247,790,403	\$288,489,513	1.0266	.9146
Mullin ISD	\$551,798	\$604,981	0.97	.93443
Rising Star ISD	\$729,684	\$822,560	1.0517	.9429
Zephyr ISD	\$71,008,212	\$81,233,900	1.097	1.0546

**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 \$40,000 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 44,604 residential, commercial, land, and business personal property accounts. The District contracts with the Thomas Y. Pickett Co. to appraise 8,700 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:

	2022		
LAND TYPE DESCRIPTION	TOTAL ACRES	MARKET VALUE	AG VALUE
Dryland Crop	78,944.7858	\$352,460,698	\$7,331,252
Improved Pasture	55,349.5685	\$247,023,754	\$4,853,382
Irrigated Crop	8,065.2163	\$36,272,340	\$1,597,120
Native Pasture	360,761.9662	\$1,575,541,299	\$29,519,309
Orchards	2,216.4932	\$11,624,490	\$776,280
Wildlife	24,168.8457	\$104,859,520	\$2,014,790
<b>TOTALS</b>	<b>505,388.03</b>	<b>\$2,327,782,101</b>	<b>\$46,092,133</b>

	2022			
<b>CODE</b>	<b>PROPERTY CODE</b>	<b>PARCEL COUNT</b>	<b>NEW MARKET VALUE</b>	<b>MARKET VALUE</b>
A	Single Family Residential	13,748	\$28,718,760	\$1,795,691,894
B	Multifamily Residential	172	\$1,195,760	\$85,390,780
C1	Vacant Lots	6,744	\$523,490	\$94,071,637
D1	Qualified Open-Space Land	5,245	0	\$2,327,782,101
D2	Farm & Ranch Imps-Qualified	2,151	\$2,276,140	\$39,297,529
E	Non-Qualified Rural Residential	4,801	\$16,592,851	\$791,471,528
F1	Commercial Property	1,408	\$9,823,770	\$420,296,084
F2	Industrial Property	52	\$652,200	\$116,315,840
G1	Oil and Gas	8,044	0	\$6,323,020
J2	Gas Distribution Systems	15	0	\$15,661,630
J3	Electric Companies	48	0	\$131,521,560
J4	Telephone Companies	45	\$21,690	\$6,877,940
J5	Railroads	48	0	\$56,958,540
J6	Pipelines	82	0	\$32,008,820
J7	Cable Companies	5	0	\$2,611,470
L1	Personal Property Commercial	1,319	\$781,850	\$160,597,740
L2	Personal Property Industrial	362	0	\$653,536,790
L5	Conversion	0	0	0
M1	Mobile Homes Personal Property	472	\$2,996,460	\$21,378,720
O	Residential Inventory	844	\$289,340	\$10,708,480
S	VIT Special Inventory	35	0	\$9,984,760
X	Totally Exempt Property	4,239	\$3,360,540	\$620,403,449
Totals			\$67,232,851	\$7,398,890,312