

BROWN COUNTY APPRAISAL DISTRICT
2024 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	2023 Taxable Value	2024 Taxable Value	2023 Tax Rate	2024 Tax Rate
Bangs City	\$69,675,024	\$80,948,366	0.5699	0.5621
Blanket City	\$13,830,503	\$17,807,035	0.3332	0.29508
Brownwood City	\$1,186,593,610	\$1,350,014,637	0.6864	0.6938
Early City	\$546,792,602	\$374,400,190	0.36238	0.59924
Brown Cty Gen	\$4,220,373,342	\$4,928,645,350	0.41131	0.39998
Road & Flood	\$4,213,260,492	\$4,914,899,968	0.07364	0.07202
Bangs ISD	\$572,238,563	\$605,943,400	.9585	0.7673
Blanket ISD	\$79,284,088	\$79,358,531	.94541	.75000
Brookesmith ISD	\$159,847,655	\$173,756,005	.99744	.7802
Brownwood ISD	\$1,939,300,434	\$2,130,501,092	1.04199	.9669
Cross Plains ISD	\$41,613,673	\$45,468,723	.9429	.7575
Early ISD	\$713,236,540	\$495,361,558	1.2779	1.1275
May ISD	\$288,489,513	\$302,570,629	.9143	.7250
Mullin ISD	\$604,981	\$671,773	.93443	.7355
Rising Star ISD	\$822,560	\$782,731	.9429	.7552
Zephyr ISD	\$81,233,900	\$83,387,255	1.0546	.9311

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 \$100,000 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:

	2024		
LAND TYPE DESCRIPTION	TOTAL ACRES	MARKET VALUE	AG VALUE
Dryland Crop	78,071.6945	\$428,463,251	\$7,121,663
Improved Pasture	56,094.9308	\$308,085,046	\$4,886,337
Irrigated Crop	8,016.4110	\$44,541,910	\$1,634,580
Native Pasture	357,837.9980	\$1,896,451,759	\$28,994,619
Orchards	2,232.7600	\$13,744,546	\$789,210
Wildlife	25,297.1917	\$135,392,740	\$2,089,700
TOTALS	527,550.986	\$2,826,679,252	\$45,516,109

	2024			
CODE	PROPERTY CODE	PARCEL COUNT	NEW MARKET VALUE	MARKET VALUE
A	Single Family Residential	14,040	\$34,428,770	\$2,091,908,217
B	Multifamily Residential	180	\$3,115,520	\$89,380,257
C1	Vacant Lots	6,150	\$10,520	\$78,670,270
D1	Qualified Open-Space Land	5,423	0	\$2,826,679,252
D2	Farm & Ranch Imps-Qualified	2,202	\$1,584,220	\$44,741,538
E	Non-Qualified Rural Residential	4,908	\$20,910,610	\$917,331,215
F1	Commercial Property	1,404	\$8,189,850	\$490,123,568
F2	Industrial Property	54	\$1,264,710	\$318,825,340
G1	Oil and Gas	8,527	0	\$5,236,696
J2	Gas Distribution Systems	15	0	\$20,129,760
J3	Electric Companies	49	0	\$143,183,590
J4	Telephone Companies	53	0	\$7,349,650
J5	Railroads	48	0	\$58,927,510
J6	Pipelines	82	0	\$31,042,290
J7	Cable Companies	10	0	\$1,806,930
L1	Personal Property Commercial	1,355	0	\$186,452,706
L2	Personal Property Industrial	330	0	\$619,192,820
L5	Conversion	0	0	0
M1	Mobile Homes Personal Property	496	\$1,717,530	\$25,185,960
O	Residential Inventory	891	0	\$7,619,490
S	VIT Special Inventory	33	0	\$16,207,990
X	Totally Exempt Property	4,099	\$842,350	\$715,220,321
Totals			\$72,064,080	\$8,695,215,370