

BROWN COUNTY APPRAISAL DISTRICT
2025 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	2024 Taxable Value	2025 Taxable Value	2024 Tax Rate	2025 Tax Rate
Bangs City	\$80,948,366	\$84,015,728	0.5621	0.5788
Blanket City	\$17,807,035	\$19,802,284	0.29508	0.28872
Brownwood City	\$1,350,014,637	\$1,411,544,123	0.6938	0.6925
Early City	\$374,400,190	\$390,532,117	0.59924	0.6600
Brown Cty Gen	\$4,928,645,350	\$4,931,037,540	0.39998	0.42009
Road & Flood	\$4,914,899,968	\$4,917,472,580	0.07202	0.07473
Bangs ISD	\$605,943,400	\$576,536,688	0.7673	0.7673
Blanket ISD	\$79,358,531	\$73,058,771	.75000	0.7568
Brookesmith ISD	\$173,756,005	\$188,540,155	.7802	0.7268
Brownwood ISD	\$2,130,501,092	\$1,901,821,925	.9669	0.9469
Cross Plains ISD	\$45,468,723	\$42,992,776	.7575	0.7575
Early ISD	\$495,361,558	\$454,958,180	1.1275	1.07065
May ISD	\$302,570,629	\$306,919,609	.7250	0.7250
Mullin ISD	\$671,773	\$606,520	.7355	0.6822
Rising Star ISD	\$782,731	\$875,158	.7552	0.7552
Zephyr ISD	\$83,387,255	\$82,185,706	.9311	0.87548

Exemption Information

Numerous taxing entities within the District offer exemptions for which taxpayers may qualify. For the residence homestead, the home must be their primary residence and they must own the home on January 1st of the tax year. They may apply for the exemption on one property in a tax year. This exempts \$140,000 (upon passage of constitutional amendment in November of 2025) of their homestead from taxation by school districts. Taxpayers who turn 65 may apply for the additional over 65 exemption, which exempts them from being taxed on an additional \$60,000 (upon passage of

constitutional amendment in November of 2025) of value. They may apply for the over 65 any time after they 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 45,111 residential, commercial, land, and business personal property accounts. The District contracts with the Thomas Y. Pickett Co. to appraise 9193 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:

	2025		
LAND TYPE DESCRIPTION	TOTAL ACRES	MARKET VALUE	AG VALUE
Dryland Crop	77,892.4468	\$455,738.291	\$7,185,018
Improved Pasture	56,878.5583	\$335,133,672	\$5,125,227
Irrigated Crop	8,011.5510	\$47,168,140	\$1,667,920
Native Pasture	355,239.2893	\$1,973,530,533	\$30,937,921
Orchards	2,237.8200	\$14,326,252	\$804,838
Wildlife	27,750.5107	\$158,503,400	\$2,443,640
TOTALS	528,010.1761	\$2,984,400,288	\$45,964,564

	2025			
CODE	PROPERTY CODE	PARCEL COUNT	NEW MARKET VALUE	MARKET VALUE
A	Single Family Residential	14,134	\$25,613,940	\$2,163,005,896
B	Multifamily Residential	183	\$3,720,930	\$96,778,395
C1	Vacant Lots	6,508	\$3,780	\$77,271,336
D1	Qualified Open-Space Land	5,483	0	\$2,984,400,288
D2	Farm & Ranch Imps-Qualified	2,219	\$1,791,560	\$46,509,385
E	Non-Qualified Rural Residential	4,944	\$17,297,541	\$952,312,019
F1	Commercial Property	1,418	\$8,529,500	\$515,477,789
F2	Industrial Property	55	\$268,580	\$290,639,120
G1	Oil and Gas	8,577	0	\$4,015,088
J2	Gas Distribution Systems	15	0	\$23,897,220
J3	Electric Companies	47	0	\$133,459,770
J4	Telephone Companies	48	0	\$7,367,850
J5	Railroads	48	0	\$56,801,630
J6	Pipelines	82	0	\$32,218,130
J7	Cable Companies	8	0	\$1,922,300
L1	Personal Property Commercial	1,350	0	\$184,390,910
L2	Personal Property Industrial	312	0	\$477,727,750
L5	Conversion	0	0	0
M1	Mobile Homes Personal Property	524	\$2,246,280	\$27,346,070
O	Residential Inventory	438	\$5,598,020	\$5,597,376
S	VIT Special Inventory	33	0	\$15,907,930
X	Totally Exempt Property	4,136	\$3,180,650	\$723,646,320
Totals			\$62,652,761	\$8,820,894,028