

2021 Annual Report



Dear Brazos County Citizens and Property Owners,

It is my pleasure to present the 2021 Annual Report of the Brazos Central Appraisal District. The annual report provides general information regarding new legislation affecting the District, market value, exemptions, protests and appeals, and statistics that illustrate the results of the appraisal process.

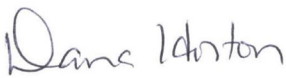
The staff of the Brazos Central Appraisal District and I, are committed to providing timely and accurate appraisal services in a manner that delivers fair and equitable treatment for all of Brazos County citizens and property owners, We are very proud to have received a perfect score of 100 for governance, tax payer assistance, operating procedures, and appraisal standards, procedures and methodology on the Methods and Assistance Program Review conducted by the State of Texas Comptroller of Public Accounts, Property Tax Assistance Division. I acknowledge and thank the entire staff for this achievement.

Their hard work and dedication resulted in the timely certification of our appraised values to the taxing units. The property taxes generated from these appraisals provide an essential source of revenue to support Brazos County, its public schools, cities and special districts.

The Brazos Central Appraisal District endeavors to be the leading government organization in the State of Texas. The goal of the District is to stand by our motto “Professionals Putting People First”. The philosophy of when treated fairly and with professionalism, the public is willing to pay their fair share to support the services provided by local government.

I thank you for taking the time to review the Annual Report and hope that you will be better informed of the laws, exemptions and appraisal results of the Brazos Central Appraisal District.

Sincerely,

A handwritten signature in cursive script that reads "Dana Horton".

Dana Horton, RPA
Chief Appraiser

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I. INTRODUCTION

The Brazos Central Appraisal District (BCAD) has prepared and published this report to provide our citizens and taxpayers with recap of the District's achievements and results.

BCAD is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Tax Code govern the legal, statutory, and administrative requirements of the BCAD. The Tax Code and Tax Rules are administered by the Comptroller of Public accounts through the Property Tax Assistance Division.

An eight-member board of directors, appointed by the taxing units with voting entitlement within the boundaries of Brazos County, constitutes the CAD's governing body. The Executive Director/Chief Appraiser, appointed by the board of directors, is the chief administrator and chief executive officer of the BCAD.

BCAD is responsible for local property tax appraisal and exemption administration for fifteen (15) jurisdictions or taxing units in the county. Each taxing unit, such as the county, city, school district, municipal utility district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. BCAD appraisals allocate the year's tax burden on the basis of each taxable property's January 1 market value. We also determine eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, and charitable and religious organizations.

BCAD appraises all taxable property at its "market value" as of January 1st except as otherwise provided by the Tax Code. Under the tax code, "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- Both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;
- Both the seller and buyer seek to maximize their gains and neither is in the position to take advantage of the exigencies of the other.

BCAD uses specific information about each property to calculate the appraised value of real estate. We compare that information with data for similar properties, and with recent market data using computer-assisted appraisal programs, and recognized appraisal methods and techniques. BCAD follows the standards of the International Association of Assessing Officers (IAAO) regarding its mass appraisal practices and procedures, and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable. In cases where the CAD contracts

for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

II. BCAD’s Budget and Operations Data

The financial results of the Brazos Central Appraisal District reflect the focus on conservative fiscal stewardship and utilization of financial and personnel resources. The financial budget must be presented to the Board of Directors and the participating entities by June 15th of every year. The Board of Directors holds at least one public hearing by September to receive input on the proposed budget which must be adopted by September 15th.

The financial budget outlines the goals, objectives, and programs to be accomplished, operating and maintenance expenditures by category, personnel breakdown with staffing levels and salary ranges and a detailed schedule of capitalized equipment to be purchased. Following monthly budget meetings, the Board of Directors is required to approve the budget by September 15th. The financial statements are audited annually by a Certified Public Accountant in accordance with generally accepted auditing standards. The Board of Directors reviews the budget with Brazos Central Appraisal District Administration for any revisions or recommendations.

The Total Operating Budget for 2021 was \$3,709,336. A copy of the 2021 Operating Budget is available for review at BCAD’s office.

III. PROPERTY TYPE CATEGORIES

The following property categories are used by the state of provide a standardized system of reporting property types:

A	Single Family Residence
B	Multifamily Residence
C1	Vacant Lots and Land Tracts
D1	Qualified Open - Space Land
D2	Improvements on Qualified Open - Space
E	Rural Land, Non-Qualified Open – Space
F1	Commercial Real Property
F2	Industrial & Manufacturing Real
G1	Oil & Gas
J1	Water Systems
J2	Gas Distribution System
J3	Electric Company
J4	Telephone Company
J5	Railroad
J6	Pipeline Company
J7	Cable Television Company
L1	Commercial Personal Property
L2	Industrial & Manufacturing Personal Property
M1	Tangible Other Personal, Mobile Homes
O	Residential Inventory
S	Special Inventory Tax
X	Totally Exempt Property

IV. PARCEL SUMMARY

The following chart represents the number of accounts in each category and the market value of that category. The total parcel count in 2021 was 143,711 with a Total Market Value of \$28,124,991,254 and a Net Taxable Value of \$21,749,577,815.

<i>Code</i>	<i>Description</i>	<i>Count</i>	<i>Market Value</i>
A	Single Family Residence	52,551	\$12,374,069,294
B	Multifamily Residence	3,298	\$3,060,606,297
C1	Vacant Lots and Land Tracts	5,391	\$425,186,591
D1	Qualified Open - Space Land	4,177	\$1,754,320,920
D2	Improvements on Qualified Open - Space	1,088	\$28,312,366
E	Rural Land, Non-Qualified Open – Space	4,602	\$1,008,645,460
F1	Commercial Real Property	3,111	\$2,954,108,032
F2	Industrial & Manufacturing Real	124	\$396,196,621
G1	Oil & Gas	46,492	\$593,311,902
J1	Water Systems	3	\$16,070
J2	Gas Distribution System	13	\$41,863,032
J3	Electric Company	24	\$23,427,714
J4	Telephone Company	42	\$19,292,019
J5	Railroad	35	\$67,270,848
J6	Pipeline Company	494	\$96,943,830
J7	Cable Television Company	6	\$32,917,295
L1	Commercial Personal Property	6,610	\$1,016,120,643
L2	Industrial & Manufacturing Personal Property	548	\$608,011,499
M1	Tangible Other Personal, Mobile Homes	3,688	\$73,516,098
O	Residential Inventory	1,785	\$76,641,894
S	Special Inventory Tax	116	\$61,520,394
X	Totally Exempt Property	13,152	\$3,412,692,435
	TOTAL		\$28,124,991,254

V. NEW VALUE

Each year BCAD discovers new value in the form of new construction, value from partially completed new construction in the prior year, additions to existing properties and omitted properties. Total new market value added to the roll for 2021 was \$511,691,012.

VI. EXEMPTIONS

BCAD works very diligently to ensure that exemptions are applied according to the Texas Property Tax Code. There are no fees attached to applying for exemptions and our staff is available to assist property owners with their applications. The law mandates some exemptions and allows certain entities to increase those exemptions or in some cases, not offer the exemption

at all. The information below provides exemption details for Brazos County, followed by a chart summarizing the exemptions by entity.

1. GENERAL RESIDENCE HOMESTEAD EXEMPTION (Tax Code Section 11.13): You may qualify for this exemption if for the current year and, if filing a late application, for the year for which you are seeking an exemption: (1) you owned this property on January 1; (2) you occupied it as your principal residence on January 1; and (3) you and your spouse do not claim a residence homestead exemption on any other property.
2. DISABLED PERSON EXEMPTION (Tax Code Section 11.13(c), (d)): You may qualify for this exemption if you are under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance. You can't receive an age 65 or older exemption if you receive this exemption.
3. AGE 65 OR OLDER EXEMPTION (Tax Code Section 11.13(c), (d)): You may qualify for this exemption if you are 65 years of age or older. You may qualify for the year in which you become age 65. You cannot receive a disability exemption if you receive this exemption.
4. SURVIVING SPOUSE OF INDIVIDUAL WHO QUALIFIED FOR AGE 65 OR OLDER EXEMPTION UNDER TAX CODE Section 11.13(d) (Tax Code Section 11.13(q)): You may qualify for this exemption if: (1) your deceased spouse died in a year in which he or she qualified for the exemption under Tax Code Section 11.13(d); (2) you were 55 years of age or older when your deceased spouse died; and (3) the property was your residence homestead when your deceased spouse died and remains your residence homestead. You can't receive this exemption if you receive an exemption under Tax Code Section 11.13(d).
5. 100% DISABLED VETERANS EXEMPTION (Tax Code Section 11.131): You may qualify for this exemption if you are a disabled veteran who receives from the United States Department of Veterans Affairs or its successor: (1) 100 percent disability compensation due to a service-connected disability; and (2) a rating of 100 percent disabled or individual un-employability.
6. SURVIVING SPOUSE OF DISABLED VETERAN WHO QUALIFIED FOR THE 100% DISABLED VETERAN'S EXEMPTION (Tax Code Section 11.131): You may qualify for this exemption if you were married to a disabled veteran who qualified for an exemption under Tax Code Section 11.131 at the time of his or her death and: (1) you have not remarried since the death of the disabled veteran and (2) the property was your residence homestead when the disabled veteran died and remains your residence homestead.
7. DONATED RESIDENCE HOMESTEAD OF PARTIALLY DISABLED VETERAN (Tax Code Section 11.132, Version 1): You may qualify for this exemption if you are a disabled veteran with a disability rating of less than 100

- percent and your residence homestead was donated to you by a charitable organization at no cost to you. Please attach all documents to support you request.
8. SURVIVING SPOUSE OF DISABLED VETERAN WHO QUALIFIED FOR THE DONATED RESIDENCE HOMESTEAD EXEMPTION (Tax Code Section 11.132, Version 1): You may qualify for this exemption if you were married to a disabled veteran who qualified for an exemption under Tax Code Section 11.132 at the time of his or her death and: (1) you have not married since the death of the disabled veteran and (2) the property was your residence homestead when the disabled veteran died and remains your residence homestead. Please attach all documents to support your request.
 9. SURVIVING SPOUSE OF MEMBER OF ARMED FORCES KILLED IN ACTION (Tax Code Section 11.132, Version 2): You may qualify for this exemption if you are the surviving spouse of a member of the United States armed services who is killed in action and you have not remarried since the death of the member of the armed services. Please attach all documents to support your request.
 10. DISABLED VETERAN You may qualify for this exemption if you are a disabled veteran with a service-connected disability, the surviving spouse or child of a qualifying disabled veteran, or the surviving spouse or child of an armed service member who died on active duty pursuant to Tax Code Section 11.22. A qualified individual is entitled to an exemption from taxation of a portion of the assessed value of one property the applicant owns and designates. You qualify for this exemption if you are a veteran of the United States armed forces, the Veteran's Administration (V.A.) or service branch has officially classified you as disabled and you have a service-connected disability and are a Texas resident.
 11. SURVIVING SPOUSE OR CHILD OF DECEASED DISABLED VETERAN You may qualify for this exemption if you are the surviving spouse or child of a qualifying disabled veteran, and you have not remarried. As the surviving child, you must be under 18 years age, unmarried, and your disabled parent's spouse did not survive your disabled parent; and are a Texas resident.

Under law, all entities collecting a tax must grant disabled veteran's exemptions as follows:

- 10-29% = 5,000 30-49% = \$7,500 50-69% = \$10,000
70-99% = \$12,000 At least 10% plus over-65 = \$12,000
- Loss or loss of use of one or more limbs, total blindness in one or both eyes, or paraplegia = 10% plus over-65 = \$12,000
- Surviving spouse and minor children of a disabled veteran are entitled to an aggregate exemption equal to what the disabled veteran was entitled to when the disabled veteran died.

- Surviving spouse and surviving minor children of a member of the U.S. armed forces who dies while on active duty = \$5,000
- A disabled veteran who receives from the United States Department of Veterans Affairs or its successor 100 percent disability compensation due to a service-connected disability **and** a rating of 100 percent disabled or of individual unemployability is entitled to an exemption from taxation of the appraised value of the veteran’s residence homestead.
- A surviving spouse of a disabled veteran who qualified for an exemption from taxation under item 5 is entitled to an exemption of the total appraised value of the same property to which the disabled veteran’s exemption applied based on qualifications. (Effective for the 2012 tax year)
- Surviving spouse of a disabled veteran who qualified for the 100% disabled veteran’s exemption (Tax Code section 11.131): You may qualify for this exemption if you were married to a 100% or totally disabled veteran who died before the law authorizing a residence homestead exemption of such a veteran took effect and (1) you have not remarried since the death of the disabled veteran and (2) the property was the residence homestead of the surviving spouse when the veteran died and remains the homestead of the surviving spouse.

The only mandatory exemptions are: disabled veterans for all entities, school homestead, over-65 and disabled freeze for schools. All others are optional and are granted by the governing body of the entity.

Persons receiving a disabled veteran’s exemption may also receive the over-65 exemption or the social security/medical disability exemption.

All school districts are required to grant a minimum of \$25,000 homestead exemption and \$10,000 over-65 exemption.

Taxpayers over 65 may receive the over-65 exemption or the Social Security/medical disability exemption, but not both.

All entities in Brazos County currently grant a local option tax limitation (freeze) except the Special and EMS districts.

<i>Taxing Unit</i>	<i>Residential Homestead</i>		<i>Over-65 Homestead</i>		<i>Disabled Persons</i>	
	REQUIRED	OPTIONAL	REQUIRED	OPTIONAL	REQUIRED	OPTIONAL
Brazos County	None	None	None	\$75,000	None	None
BISD	\$25,000	None	\$10,000	None	\$10,000	None
CS ISD	\$25,000	None	\$10,000	\$5,000	\$10,000	None
Bryan City	None	None	None	\$15,000	None	None
College Station City	\$5,000	5%	None	\$30,000	None	None
Navasota ISD	\$25,000	20%	\$10,000	None	\$10,000	None

VII. HEARINGS AND APPEALS

Each year BCAD mails out Notices of Appraised Value to property owners. Property owners can appeal those values without charge either electronically or in person. They may meet with an appraiser to resolve the difference in opinion of value or they may have a hearing with the Appraisal Review Board (ARB). The ARB Board is made up from of citizens of the County, selected by the Local Administrative Judge to serve a two-year term to hear protests by property owners. During the 2021 protest and hearing cycle 12,398 protests were filed and an additional 3,003 inquiries were filed.

VIII. RATIO STUDY STATISTICAL DEFINITIONS

A ratio study is a study of the relationship between appraised or assessed values and market values. It is the primary tool for measuring mass appraisal performance. The ratios are formed by dividing appraised values by sales price. Of common interest in ratio studies are the level and uniformity of the appraisals or assessments.

Level of appraisal is measured by one of three measures of central tendency:

- a. Median: the middle ratio when ratios are arrayed in order of magnitude
- b. Mean: The average ratio, found by summing the ratios and dividing by the number of ratios.
- c. Weighted mean: found by dividing the sum of all appraised values by the sum of all sales prices.

Uniformity is measured within groups and among groups of properties. It is measured by comparing measures of appraisal level calculated for each group. It is measured by one of six measures:

- a. Range: the difference between the lowest and highest ratios
- b. Average Absolute Deviation: the average difference between each ratio and the median ratio.
- c. Coefficient of Dispersion (COD): the average absolute deviation divided by the median ratio times 100.
- d. Standard Deviation: A statistic calculated by subtracting the mean from each value, squaring the remainders, adding these squares, dividing by the sample size less 1, and taking the square root of the result.
- e. Coefficient of Variation (COV): the standard deviation expressed as a percentage
- f. Price-related differential (PRD): a statistic for measuring assessment regressivity or progressivity and calculated by dividing the mean by the weighted mean.

IX. NEIGHBORHOOD RATIO STUDIES

BCAD also reviewed ratios in neighborhoods. The analyst reviewed the sales ratios of all neighborhoods that have appropriate number sales. For neighborhoods that fell outside tolerances, the analyst created a neighborhood profile that allowed identification of outliers. Such sales are trimmed so that the remaining sales can be analyzed to determine if a mass adjustment to BCAD market values are needed. This adjustment typically resolves issues with appraisal level and uniformity.

There are three statistics that are reviewed in this process:

1. The weighted mean ratio is the value weighted average of the ratios in which the weights are proportional to the sales prices. It gives equal weight to each dollar of value in the sample as opposed to the median or the mean which gives equal weight to each parcel. The weighted mean should be between 97 and 103.
2. The coefficient of dispersion measures uniformity. It measures the average percent deviation of the ratios from the median. It does not depend on an assumption that the ratios are evenly distributed. Generally, more than half the ratios fall within one COD of the median. The COD should be between 5 and 15 for single family residences.
3. The price related differential should fall between 95 and 105. This indicates how closely relate lower value homes are to the higher valued homes. Lower valued homes are most typically closer to 100 than higher valued homes because there are fewer higher valued home/sales.

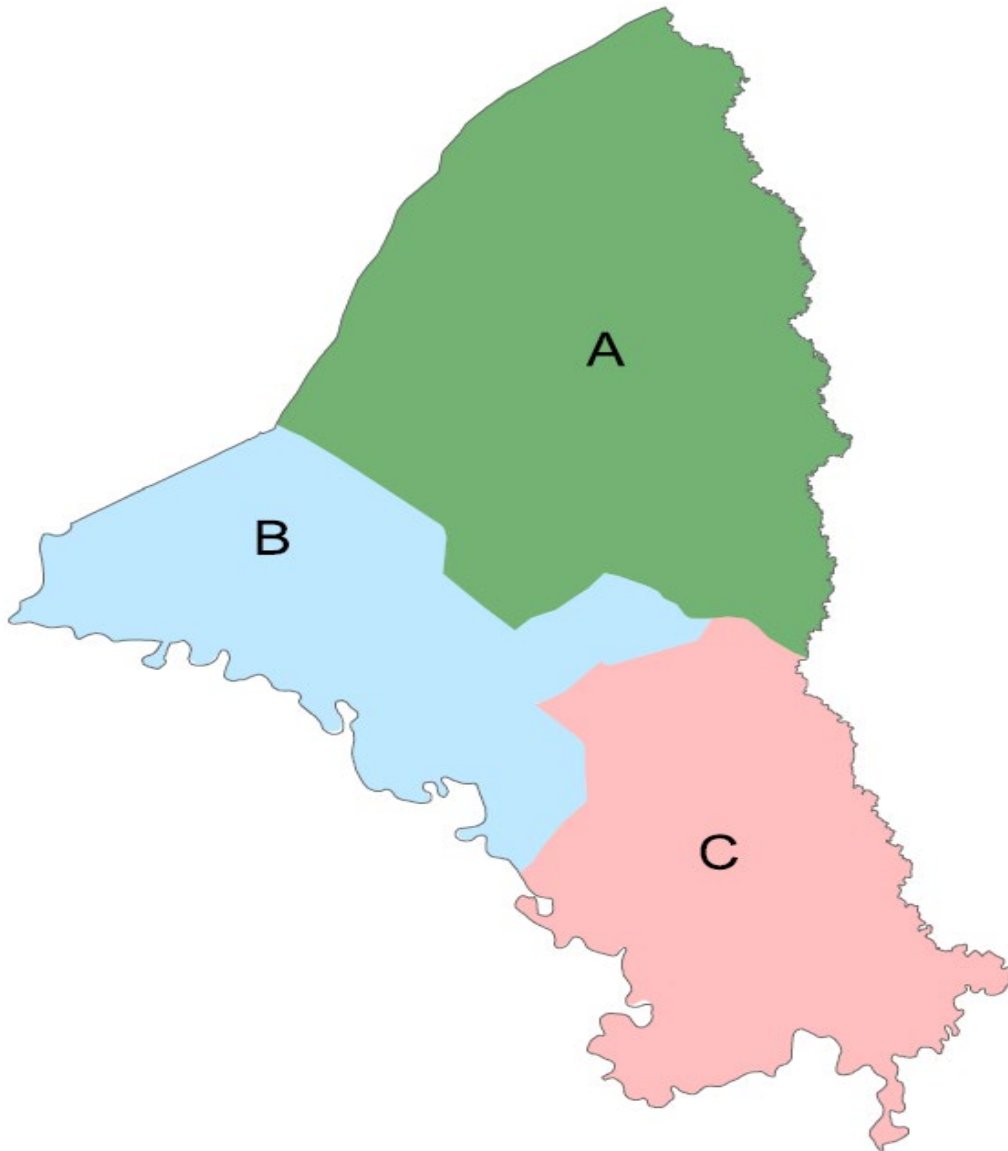
X. SUMMARY

BCAD is dedicated to continually improve our service to property owners and our community. We network with community leaders to stay abreast with the issues of the day and coming changes in legislation. We monitor changes in legislation from timely implementation and provide our property owners with information on how these changes will affect them. We provide speakers to community organizations and groups on request, without charge to address topics of concerns as well as maintaining our accessibility to the media. We also provide information on our website to educate and assist property owners.

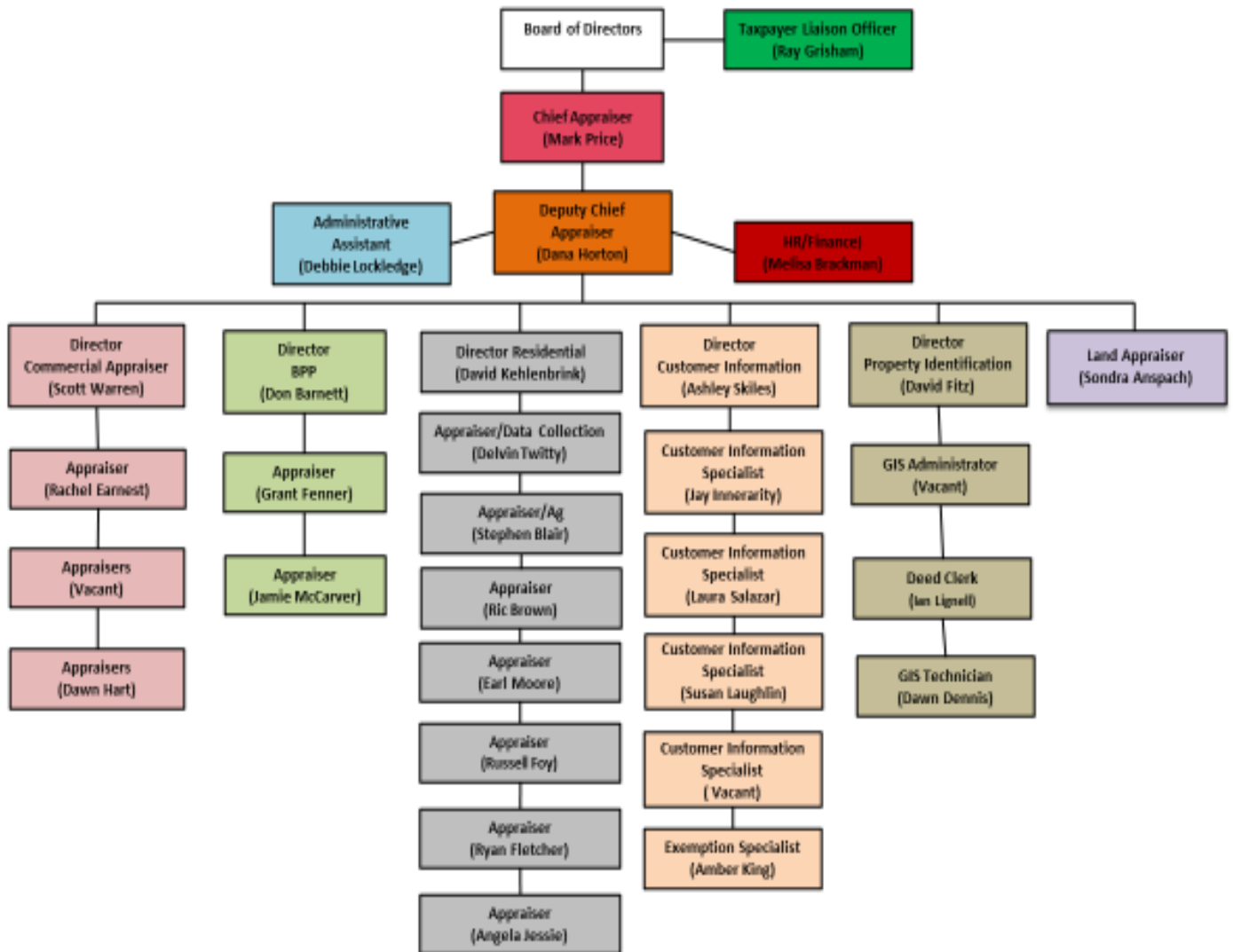
XI. ADDENDA

The map that follows indicates the areas that BCAD reviewed in 2020. In 2021 area B was reviewed, area C will be reviewed in 2022 and area A in 2023

Reappraisal Areas



BCAD Organizational Chart



ENTITY ALLOTMENTS				
JURISDICTION	2020 TAX RATE	2020 LEVY See Important Note	ADJUSTED PERCENT OF LEVY	2021 ALLOTMENTS
BRAZOS COUNTY	\$0.495000	\$100,588,140.17	0.22602088	\$838,387
BRYAN ISD	\$1.232500	\$113,930,809.04	0.25600177	\$949,597
COLLEGE STATION ISD	\$1.229000	\$133,537,704.03	0.30005833	\$1,113,017
NAVASOTA ISD	\$1.290900	\$2,595,280.01	0.00583158	\$21,631
CITY OF BRYAN	\$0.629000	\$39,861,556.75	0.08956865	\$332,240
CITY OF COLLEGE STATION	\$0.534618	\$52,501,620.03	0.11797079	\$437,593
CITY OF KURTEN	\$0.087611	\$29,431.46	0.00006613	\$245
CITY OF NAVASOTA	\$0.569300	\$1,348.70	0.00000303	\$11
BRAZOS COUNTY E.S.D. #1	\$0.030000	\$530,667.66	0.00119241	\$4,423
BRAZOS COUNTY E.S.D. #2	\$0.027021	\$230,548.29	0.00051804	\$1,922
BRAZOS COUNTY E.S.D. #3	\$0.026369	\$319,947.15	0.00071892	\$2,667
BRAZOS COUNTY E.S.D. #4	\$0.047790	\$497,290.08	0.00111741	\$4,145
BRAZOS MUD #1	\$1.000000	\$204,042.16	0.00045848	\$1,701
ROCK PRAIRIE MGMT DIST #2	\$0.500000	\$116,563.08	0.00026192	\$972
BRAZOS MUD #2	\$1.000000	\$94,204.84	0.00021168	\$785
TOTAL ADJUSTED LEVY ALL JURISDICTIONS		\$445,039,153.45	1.00000000	\$3,709,336
IMPORTANT NOTE:				
ALLOTMENTS ARE BASED ON 2020 LEVY RATIOS AS OF SUPPLEMENT #3				
Allotments approved and adopted by the Board of Directors of the Brazos Central Appraisal District, Bryan, Texas on this 19th day of November, 2020.				

Taxing Jurisdictions

The Brazos Central Appraisal District is responsible for appraising 131,595 properties located within the 585 square miles. The following are the taxing jurisdictions with in the district:

Brazos County	City of Bryan
College Station ISD	City of College Station
Bryan ISD	City of Kurten
Navasota ISD	City of Navasota
Brazos County ESD #1	Brazos County ESD #3
Brazos County ESD #2	Brazos County ESD #4
Brazos County Municipal Utility District #1	Rock Prairie Management District 2
Brazos County Municipal Utility District #2	