



BASTROP CENTRAL APPRAISAL DISTRICT

2021 ANNUAL REPORT



Faun Cullens, RPA, CCA
Chief Appraiser

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Letter from Chief Appraiser

In 2021, Bastrop Central Appraisal district started to see the challenges of a growing appraisal district. We focused our commitment on excellence in meeting the state mandated requirements while providing a safe environment to work. The purpose of this report is to highlight the results and some of the significant accomplishments of the 2021 appraisal year.

We continue to look at new technology to help us meet the demands in a fast-growing district. Continued education also plays a role in assisting us meet our goals. Although these aspects are important, it is the people we employ, our team that is the greatest asset to our organization. We can not meet the many changes and continued challenges without the team we have assembled that encourages and cares for their fellow co-workers and the people we serve.

Working together we have seen new opportunities to improve efficiency and ways to meet the demands brought with change.

Looking forward into 2022, I would like to express my gratitude to our staff for meeting the challenges of 2021, with proficiency and dedication while looking ahead in ways to improve. We will continue to strive for accurate valuation and professionalism in serving the public and entities while meeting the requirements placed upon the appraisal district.

Sincerely,

Faun Cullens

Faun Cullens, RPA, CCA
Bastrop CAD Chief Appraiser

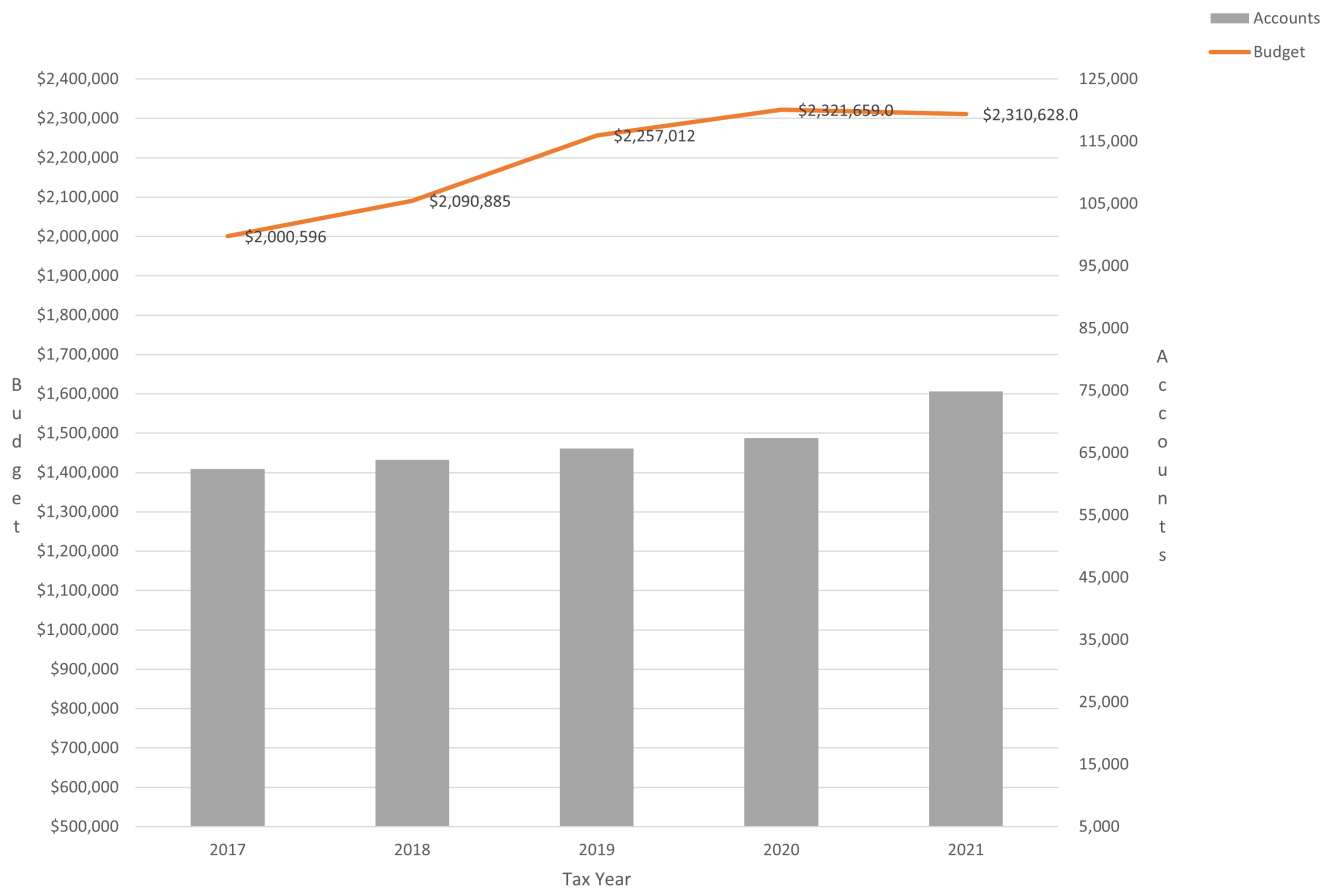
Table of Contents

Bastrop Central Appraisal District Mission Statement	2
Letter from the Chief Appraiser	3
Table of Contents	4
General Statistics	5
Administration Report	6
Financial Results	7
Financial Charts	8
Central Appraisal District Comparative	9
Comptroller Property Tax Assistance Division Studies	10
Appraisal District Ratio Study	11
Property Value Study	12
Methods and Assistance Program Review	13
Appraisal Calendar / Appraisal Cycle	15
Departments	17
Appraisal Stats	18
Property Protests	20
Collecting Entities Served in 2019	22
Exemptions	23
Organization Chart	24
Bastrop CAD Board of Directors	25

General Statistics

Appraisal Year	2017	2018	2019	2020	2021
Adopted Budget	\$2,000,596	\$2,090,885	\$2,257,012	\$2,321,659.0	\$2,310,628.0
Bastrop County Market Value *	\$9.30	\$9.70	\$10.50	\$11.47	\$13.59
Number of County-only Accounts	62,382	63,910	65,673	67,409	74,890
Residential	35,248	36,736	38,014	39,545	44,081
Commercial	1,709	1,652	1,687	1,699	1,803
Business Personal Property	4,192	4,271	4,378	4,415	3,521
Land	18,430	18,559	18,864	19,068	22,035
Minerals	922	912	950	913	681
Exempt	1,881	1,780	1,780	1,769	2,769
Number of Personnel	19	19	20	19	22
Office of Chief Appraiser	5	5	5	4	4
Administrative Support	5	5	5	5	5
Appraisal Department	9	9	10	9	12
GIS/Mapping/Ownership Dept.				1	1
Registered Professional Appraisers	4	4	5	2	4
*Value in Billions					

Bastrop Central Appraisal District Budget



Administration Report

The financial process of Bastrop Central Appraisal District is presented in two publications, the approved financial budget and the audited financial statements. The first publication shows what is planned or budgeted to be spent and the second reflects what actually happened.

Financial Budget

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.

Financial Statements

The financial statements are audited annually by a Certified Public Accountant in accordance with auditing standards generally accepted in the United States of America. The Board of Directors reviews the budget with Bastrop Central Appraisal District administration for any revisions or recommendations. The Board of Directors also reviews the draft of the financial audit with Bastrop Central Appraisal District's auditor to review any comments from the auditor's findings and to receive any recommendations in relation to the financial operations.



Financial Results

Fiscal Year	2017	2018	2019	2020	2021
Adopted Budget	\$1,922,596	\$2,090,885	\$2,257,012	\$2,321,659	\$2,310,628
Budget Change	\$77,079	\$168,289	\$166,127	\$64,647	-\$11,031
% Change	4.18%	8.75%	7.95%	2.86%	-0.48%

REVENUE SOURCES

Entity Allocations	\$1,917,596	\$2,085,885	\$2,252,012	\$2,316,659	\$2,305,628
Projected Income	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Revenues	\$1,922,596	\$2,090,885	\$2,257,012	\$2,321,659	\$2,310,628
Entity Funding of Bastrop CAD					
County	\$524,118	\$570,115	\$592,526	\$609,536	\$613,006
Cities	\$140,983	\$153,356	\$165,928	\$170,691	\$172,432
Schools	\$1,166,662	\$1,269,049	\$1,384,289	\$1,424,026	\$1,404,425
ESDs	\$62,425	\$67,904	\$79,316	\$81,593	\$84,600
Special Districts	\$9,673	\$10,521	\$12,608	\$12,971	\$12,842
Austin Community College-Elgin	\$13,735	\$14,940	\$17,345	\$17,842	\$18,323
Total Entity Allocations	\$1,917,596	\$2,085,885	\$2,252,012	\$2,316,659	\$2,305,628

ACTUAL EXPENDITURES

Payroll Expenses	\$1,292,348	\$1,341,014	\$1,520,527	\$1,585,459	\$1,561,428
Supplies & Materials	\$35,290	\$16,287	\$23,000	\$20,500	\$20,500
Operating	\$82,078	\$76,480	\$148,500	\$159,600	\$170,200
Traning & Education	\$16,942	\$20,138	\$30,500	\$29,500	\$36,000
Utilities & Building Maintenance	\$49,306	\$48,286	\$62,500	\$53,500	\$56,500
IT Maintenance & Support	\$87,368	\$89,045	\$136,000	\$116,000	\$123,000
Debt Service & Capital Outlay	\$111,166	\$149,203	\$111,000	\$49,500	\$54,000
ARB & Arbitration Expenses	\$40,353	\$30,989	\$46,500	\$46,600	\$42,500
Contracts & Professional Svcs	\$187,957	\$151,330	\$178,485	\$261,000	\$246,500
Total Expenditures	\$1,902,808	\$1,922,772	\$2,257,012	\$2,321,659	\$2,310,628

Financial Charts

REVENUE SUMMARY COMPARISON

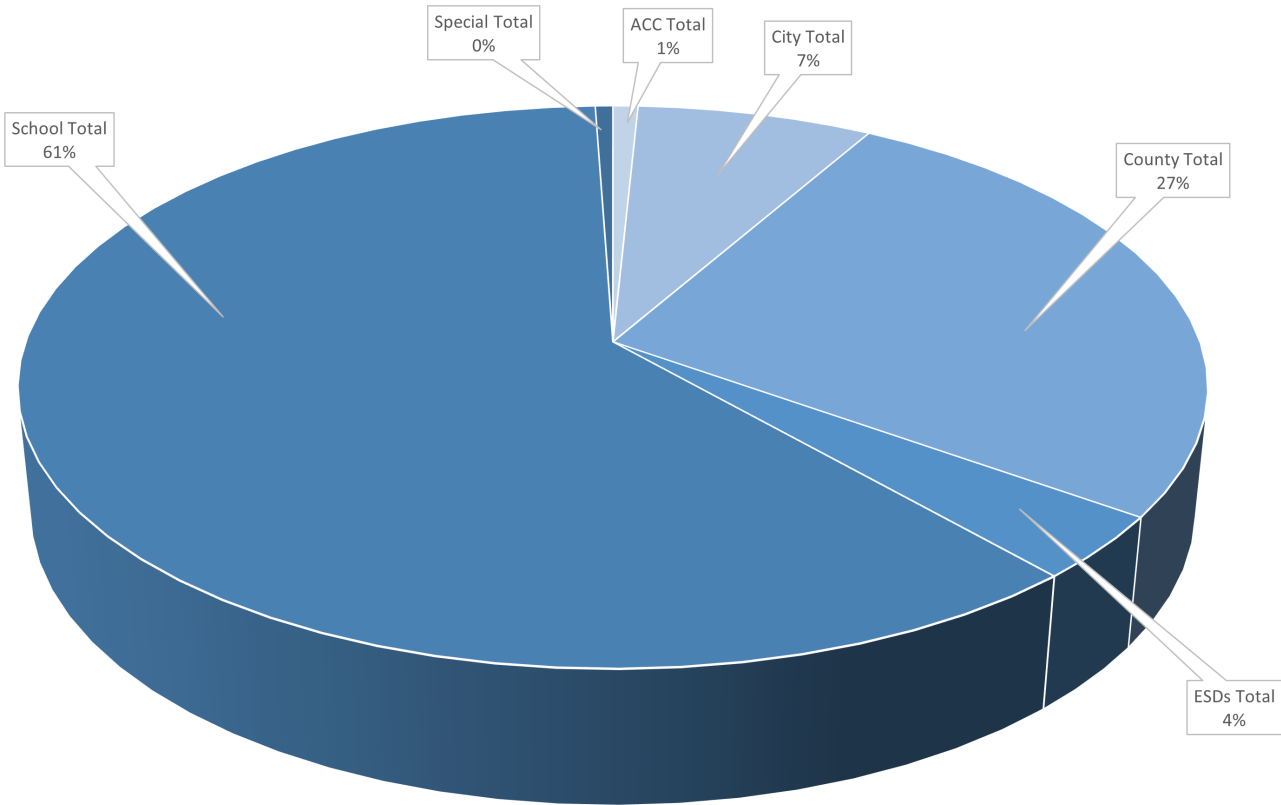


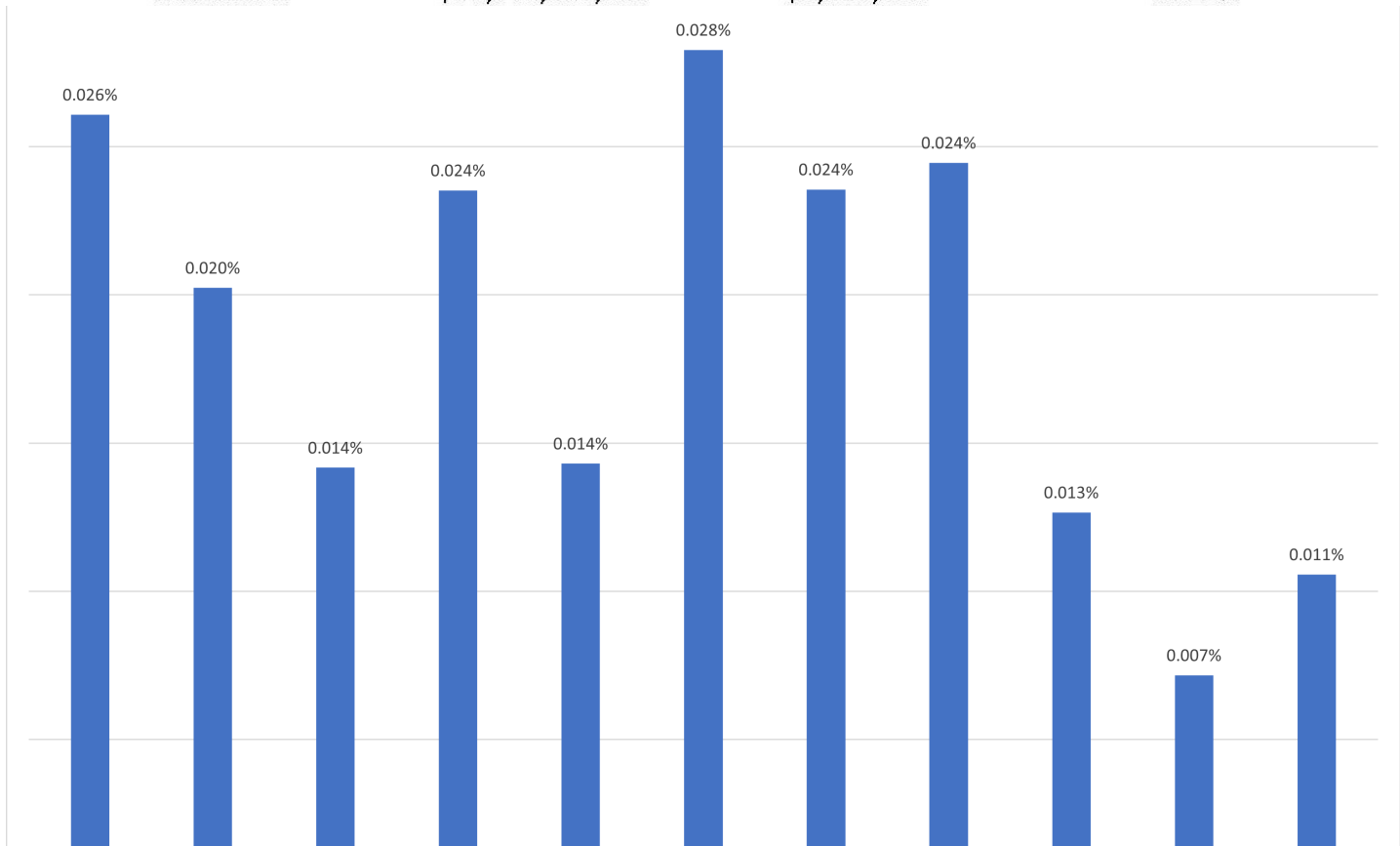
Image Source: Bastrop ISD

Central Appraisal District Comparative

A helpful statistic for weighing Central Appraisal District Performances is made by comparing the budget to total market value. This measures appraisal and operating efficiencies based on how much it costs to produce a market value appraisal roll. This is a cost / budget percentage obtained by dividing the market value by the budget.

2020 CAD Budget Cost as a Percentage of Market Value

District	Overall Value	Budget	Budget/Value
Atascosa	\$6,491,709,470	\$1,692,587	0.026%
Bastrop	\$11,474,833,058	\$2,321,659	0.020%
Burnet	\$11,221,198,793	\$1,589,632	0.014%
Caldwell	\$5,010,404,778	\$1,178,382	0.024%
Fayette	\$7,594,366,914	\$1,086,441	0.014%
Hood	\$9,870,921,826	\$2,789,270	0.028%
Hunt	\$12,145,837,555	\$2,860,563	0.024%
Lee	\$4,068,341,496	\$994,731	0.024%
Llano	\$7,907,214,765	\$1,000,916	0.013%
Travis	\$281,719,603,071	\$20,193,893	0.007%
Williamson	\$90,003,986,261	\$9,509,500	0.011%



Comptroller Property Tax Assistance Division Studies

Bastrop Central Appraisal District Requirements and Responsibilities

The Texas Property Tax Code governs the legal, statutory, and administrative requirements of appraisal districts. A Board of Directors appointed by the taxing units constitutes the district's governing body.

The Bastrop Central Appraisal District is required to determine the market value of taxable property and the prescribed equalization. Appraisal districts are required to comply with the mass appraisal standards of the national Uniform Standards of Professional Appraisal Practices. An Appraisal Review Board hears disagreements between property owners and the appraisal district about the value and/or the taxability of property.

Appraisal districts do not set tax rates or the amount of taxes owed.

Appraisals established by Bastrop Central Appraisal District allocate the year's property tax burden on the basis of each taxable property's January 1st market value.

State of Texas

The Texas Comptroller's Property Tax Assistance Division closely monitors appraisal districts for their accuracy in valuing property.

Appraisal District Ratio Study—The Tax Code Section 5.10 requires the Comptroller's office to conduct a ratio study to measure the performance of each appraisal district in Texas at least once every two years and to publish the results.

In 2010, the Property Tax Assistance Division began alternating, every other year, between a Property Value Study and a Methods and Assistance Program review for each central appraisal district.

Property Value Study—The Property Value Study has 2 functions—to assess the median level of appraisal for each central appraisal district and to determine if the values are at or near market value, for school funding purposes. Each central appraisal district must have a compliance ratio between 95—105% comparing appraised value to market sales.

Methods and Assistance Program Review - Methods and Assistance Program reviews appraisal district governance, taxpayer assistance, operating standards and appraisal standards, procedures and methodology at least once every 2 years. The Methods and Assistance Program review checks and ensures that appraisal districts are compliant with International Association of Assessing Officers standards and Property Tax Assistance Division standards.

Appraisal District Ratio Study—Accuracy of Appraisals

The median level of appraisal measures the accuracy of a CAD's appraisals in relation to the standard of 100 percent of market value. The COD expresses, as a percentage of the median, the average absolute deviation of the appraisal ratios in a sample from the sample's median. A high COD indicates high variation—few ratios close to the median and low appraisal uniformity. A low COD indicates low variation—ratios clustered tightly around the median and high appraisal uniformity.

The International Association of Assessing Officer's Standard on COD is 15 or less.

Ratio Study Results	Market Value	Median Level of Appraisal	COD Coefficient of Dispersion
2018 Bastrop CAD	\$6,911,224,427	1.00	10.45
2020 Bastrop CAD	\$8,235,891,625	.98	10.28

The Ratio Study Results for 2022 will not be available from the Property Tax Assistance Division (PTAD) until August of 2023.



Property Value Study—Accuracy of Appraisals

The purpose of the School District Property Value Study (PVS) is to help ensure equitable distribution of state funding for public education. Government Code Section 403.302 requires the Texas Comptroller of Public Accounts to conduct a study to determine the total taxable value of all property in each school district at least once every two years. The PTAD conducts the PVS to estimate a school district's taxable property value and certifies those values to the commissioner of education.

PTAD considers Appraisal District (local) appraised values to be valid or acceptable, when the values are within a statistical margin of error. Appraisal District (local) appraised values are invalid when the values fall out of the statistical margin of error. A school district's value that is considered invalid by be eligible for a grace period, a period during which state law allows Appraisal District (local) appraised values to be used even though PTAD considers these value to not be at market value.

Texas funds public education through state and local funds. Local funding comes from property taxes. In the event PTAD certifies a taxable value to the Texas Education Agency's Commissioner that is not the Appraisal District values (local), that school district's state funding is adjusted based on the property taxable value set by PTAD.

The Property Value Study final findings for 2020 were published in August of 2021. All school districts taxable value determined by the Appraisal District met the statistical margin of error and were found to be valid, with the exception of Bastrop ISD. PTAD determined that the property taxable value should be greater than the property taxable value certified by Bastrop CAD. As this was year one of an invalid finding, Bastrop ISD received a grace period and would be studied again in 2021.

The Property Value study final findings for 2021 were published in August of 2022. Bastrop ISD was studied in 2021, as the 2020 property taxable values were determined by PTAD to be invalid. Bastrop ISD's taxable value determined by the Appraisal District met the statistical margin of error and was found to be valid. Bastrop ISD was in grace for 2020, passed in 2021 and now must pass or values must be found valid for 2022 for Bastrop ISD's state funding to not be effected.

All school districts will be studied again in 2022. Preliminary findings will be available February 1, 2023 with the final findings published in August of 2023.

Methods and Assistance Program (MAP) Review

This review is conducted in accordance with Tax Code Section 5.102(a) and related to Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayers assistance, operating procedures, and appraisal standards.

As part of the Methods and Assistance Program review process, the appraisal district is required to submit, in advance of the review, electronic copies of procedures, policies, notices, manuals, and related materials necessary for the completion of this review. The Comptroller reviews the sent data and also collects related information at the time off the on-site review and compares the central appraisal district records to existing property, locating properties using district maps. Each appraisal district is reviewed on the years opposite the biennial Property Value Study. The rating obtained by Bastrop Central Appraisal District is the highest rating possible for this program.

The final Methods and Assistance Program review results are available in December of each year.

Glenn Hegar Texas Comptroller of Public Accounts Methods and Assistance Program (MAP) Review Bastrop Central Appraisal District—2021 Tier 2	
Mandatory Requirement	PASS/FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are the values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

Methods and Assistance Program (MAP) Review

Appraisal District Ratings:

Meets All—The total point score is 100

Meets—The total point score ranges from 90 to less than 100

Needs Some Improvement—The total point score ranges from 85 to less than 90

Needs Significant Improvement—The total point score ranges from 75 to less than 85

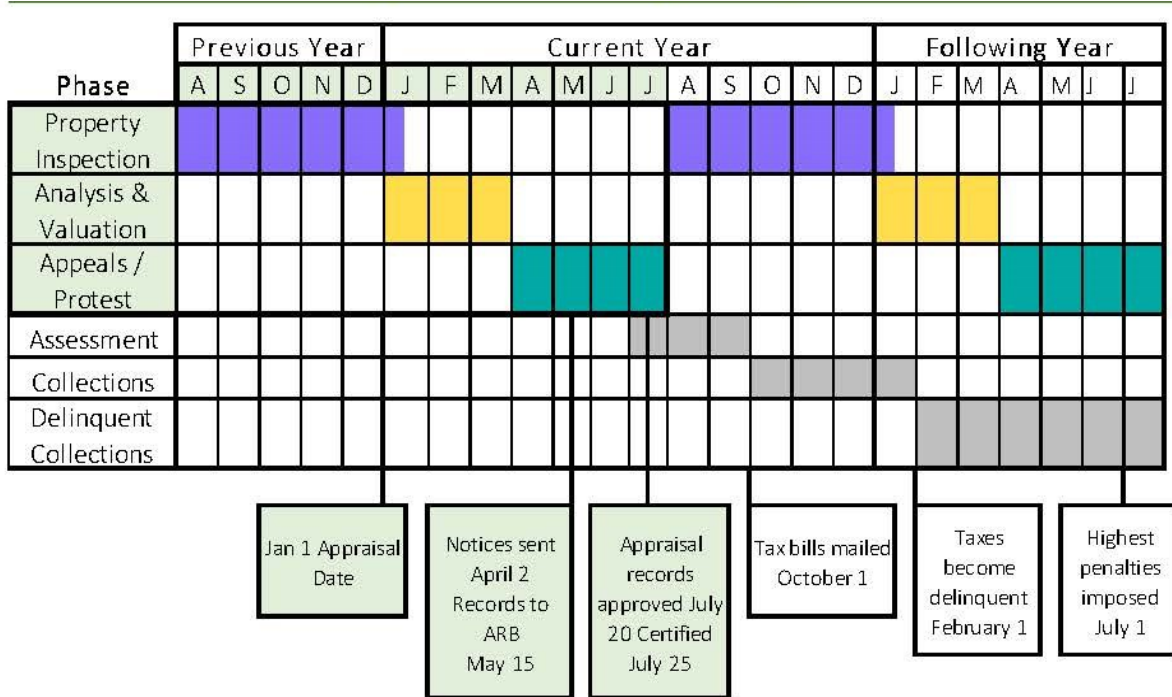
Unsatisfactory—The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total “Yes” Points	Total Score (Total “Yes” Questions/ Total Question) x 100
Governance	17	17	100
Taxpayer Assistance	8	8	100
Operating Procedures	13	13	100
Appraisal Standards, Procedures and Methodology	19	19	100

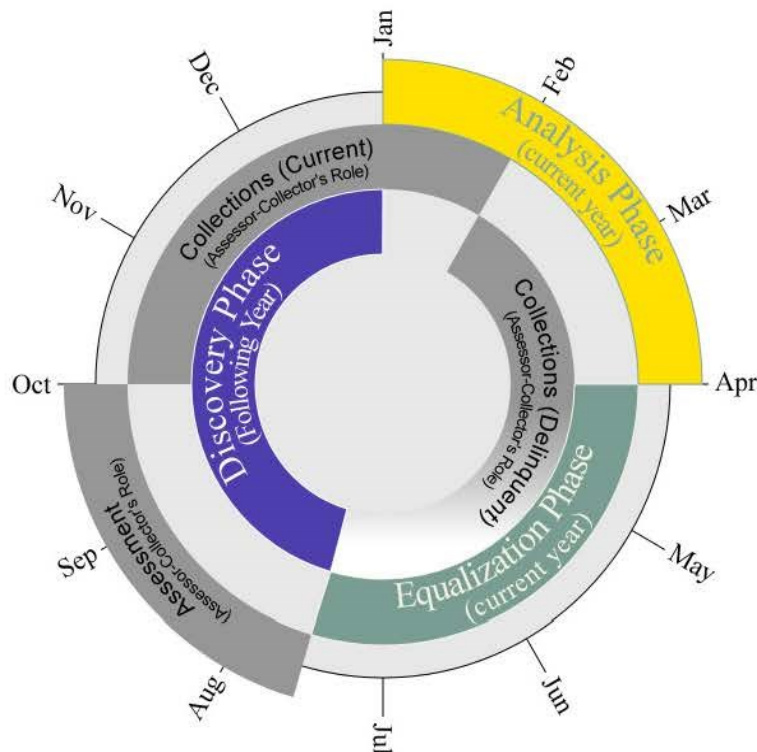


Image Source: City of Elgin

Appraisal Calendar / Appraisal Cycle



Some dates are approximate



General Appraisal Calendar

Month	Day	Important Dates in the Appraisal Process
JAN	1	Date that current year taxable values and exemptions are determined (except for some inventories appraised Sept 1.)
FEB	1	The date that the previous year's taxes become delinquent if unpaid.
APRIL	1	Or as soon as possible after this date, the chief appraiser should mail Notices of Appraised Value on the property owners/agents whose property qualifies under Sec 25.19 of the Tax Code.
APRIL	15	The last day for property owners to file renditions unless they filed an extension. April 1 deadline due to entities within the appraisal district grant free port exemption.
APRIL	30	• Last day for property owners to file applications or certain reports with the Central Appraisal District including: • Certain Exemptions • Notice to the Chief Appraiser that property is no longer entitled to an exemption that does not require an annual application • Application for special appraisal or notice to the Chief Appraiser that the property no longer qualifies for 1-D or 1-D-1 agricultural, open space, recreational park and scenic land, and public access airport property • Railroad rolling stock reports • Requests for separate listings of separately owned property (undivided interest properties) • Request for proportionate taxation of planned unit development
MAY	15	Last day to file a protest with the ARB for the current year (or 30 days after the notice was mailed, whichever is later.)
JULY	25	Date that the Chief Appraiser should certify the appraisal roll to the taxing jurisdictions
SEPT	1	Alternate date for the appraisal inventory if applied for by the property owner and granted by the Chief Appraiser.

Note: When the deadline falls on a weekend or holiday, the tax code designates the deadline as the next regular business day.

Departments

Bastrop CAD is divided into four departments. Appraisal, Administrative Support, GIS/Records and HR/Finance. The appraisal functions for Bastrop CAD is divided further into two departments—Real and Business Personal Property. Bastrop CAD has 11 registered appraisers with Texas Department of Licensing and Regulation; 5 of whom have attained the Registered Professional Appraiser State designation. Two of our staff hold professional appraisal licenses with the Texas Appraiser Licensing and Certification Board. Kyle Schuette is a Licensed Residential Appraiser and I hold a Certified General Appraiser license.

Real Property Field Work

Fieldwork includes inspection of properties that typically include remodels, repairs, demolitions, and finish-out permits, as well as those properties flagged for a field inspection. New construction generally denotes a new improvement. Physical site visits typically occur on any building permit that affects value as well as any property that was partially complete as of January 1st of the prior appraisal year. Field work may also include a review of sold properties, as well as those properties under litigation. Field work can be conducted through physical on-site visits or by aerial imagery. Every property is required to have an inspection date (physical or aerial) less than 6 years pursuant to standards set by the Property Tax Assistance Division (PTAD) of the Texas Comptrollers Office and the International Association of Assessing Officers (IAAO).

Real Property Analysis

Neighborhoods, market areas and properties that are valued on an annual basis is based primarily on market activity. In mass appraisal we utilize ratio study analysis—comparing sale prices to appraised values. Cost schedules are reviewed annually for necessary adjustments. Income and expense analysis, and sales review assists in developing models for the mass appraisal of the majority of property types. There is a difference between Mass Appraisal and Fee Appraisal. In the development of value for ad valorem tax purposes, Mass Appraisal is the technique. Mass Appraisal is the systematic appraisal of a group of properties as of a given date using standardized procedures and statistical testing. Fee Appraisal is defined as an appraisal of properties one at a time for pay (fee).

Business Personal Property

The Business Personal Property department conducts inspection of many businesses annually, collecting pertinent data on all new businesses, and placing zero-values on the accounts of businesses (inactive) that no longer exist as of January 1st. Business Personal Property also values aircraft, special inventory accounts, leased equipment companies, utilities, and pipelines within Bastrop County.

Administrative Support/GIS/Deeds

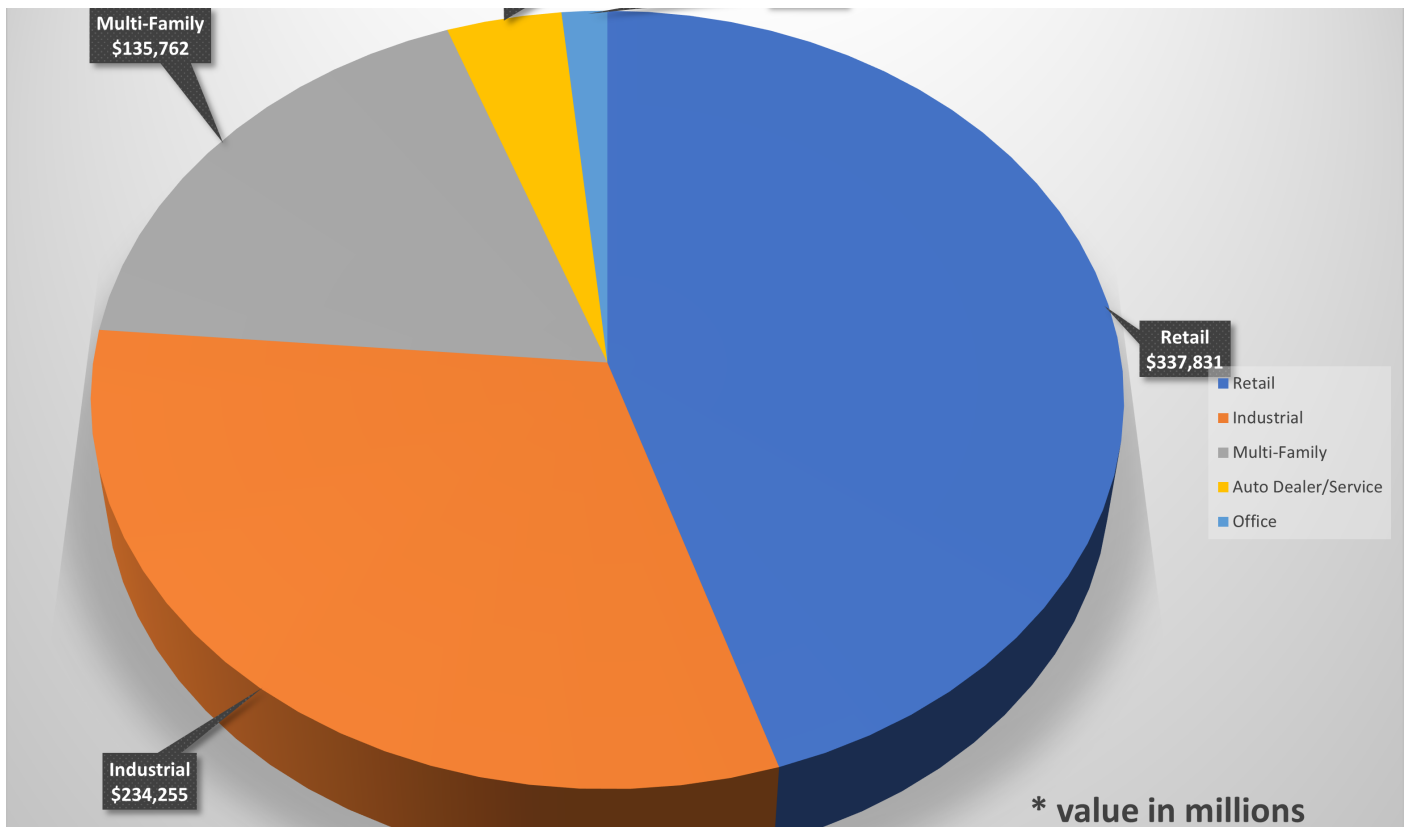
The administrative support department provides public assistance for inquires and information requests as well as administers partial and total exemptions, historical site exemptions and tax ceiling transfers. They also administer the scheduling of all informal and formal protests. This department also assists the Appraisal Review Board with minutes, finalization of protests and the certified mailing of board orders. The records department is responsible for updating all ownership changes and the Mapping department maintains the GIS data.

Appraisal Stats

SINGLE FAMILY HOMES

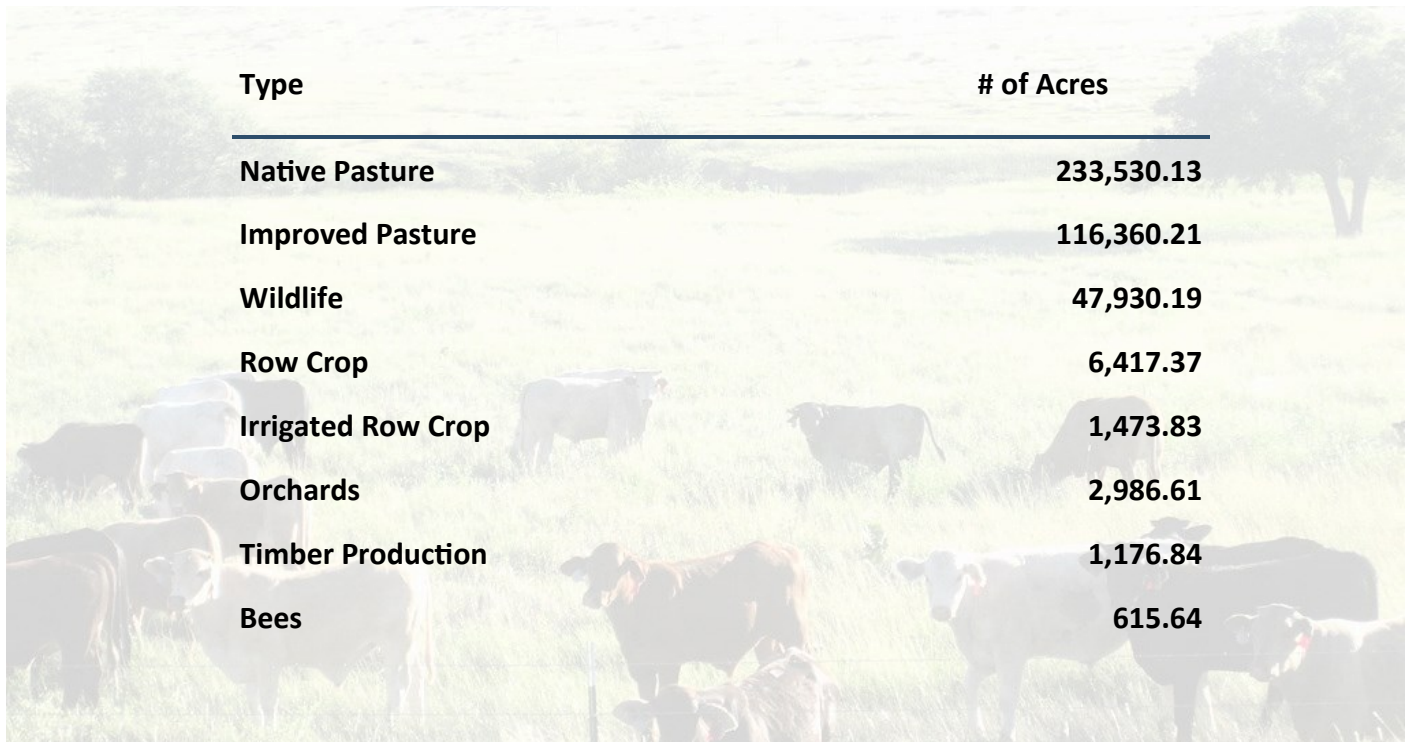
SCHOOL DISTRICT	# OF HOMES	# OF SALES	2019 MEDIAN VALUE	2020 MEDIAN VALUE	2021 MEDIAN VALUE
Elgin ISD	3,893	204	\$181,846	\$186,826	\$205,248
McDade ISD	238	7	\$159,895	\$162,438	\$183,950
Smithville ISD	2,818	125	\$173,212	\$177,098	\$189,919
Bastrop ISD	12,356	802	\$208,642	\$218,007	\$232,125

COMMERCIAL REAL ESTATE



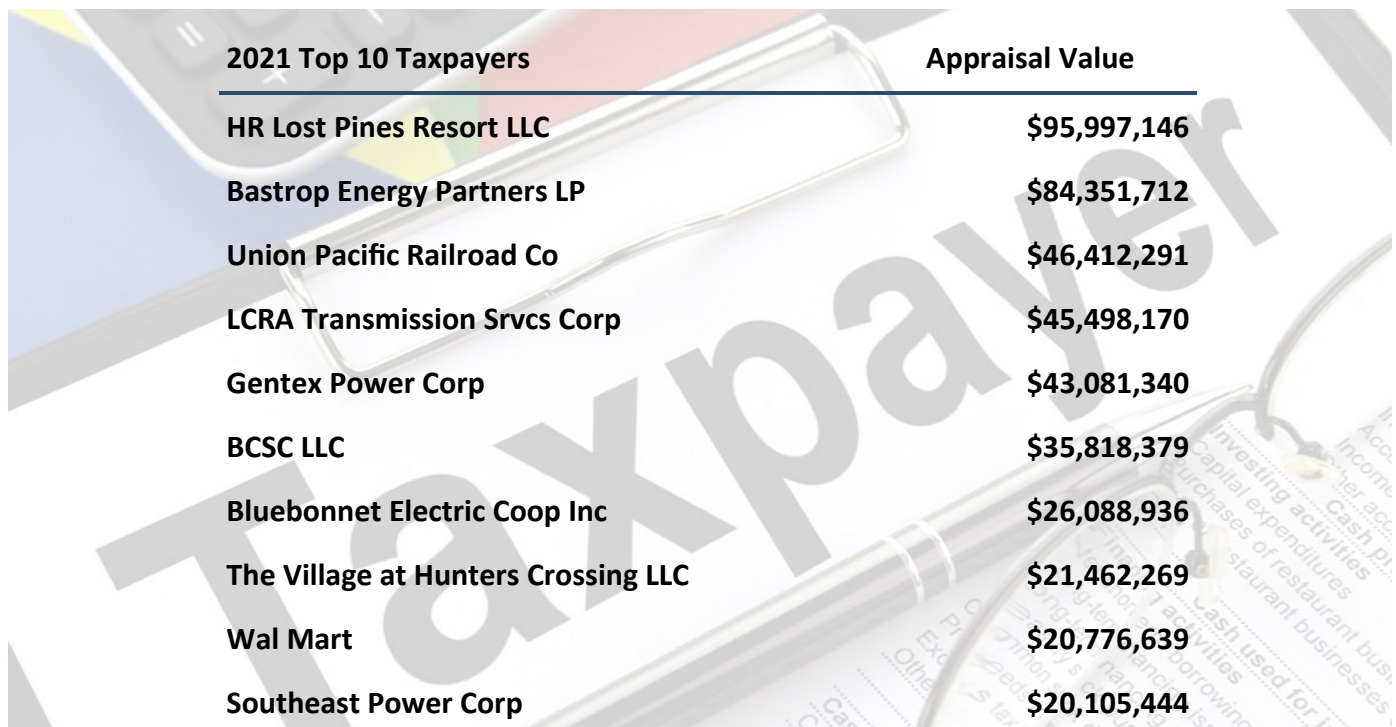
Appraisal Stats

AGRICULTURAL SPECIAL VALUE



Type	# of Acres
Native Pasture	233,530.13
Improved Pasture	116,360.21
Wildlife	47,930.19
Row Crop	6,417.37
Irrigated Row Crop	1,473.83
Orchards	2,986.61
Timber Production	1,176.84
Bees	615.64

TOP TEN TAXPAYERS



2021 Top 10 Taxpayers	Appraisal Value
HR Lost Pines Resort LLC	\$95,997,146
Bastrop Energy Partners LP	\$84,351,712
Union Pacific Railroad Co	\$46,412,291
LCRA Transmission Svcs Corp	\$45,498,170
Gentex Power Corp	\$43,081,340
BCSC LLC	\$35,818,379
Bluebonnet Electric Coop Inc	\$26,088,936
The Village at Hunters Crossing LLC	\$21,462,269
Wal Mart	\$20,776,639
Southeast Power Corp	\$20,105,444

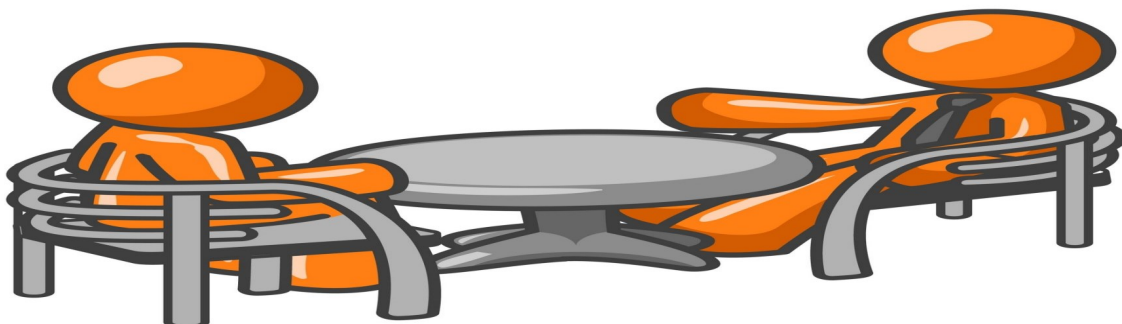
Property Protests

In accordance with the Texas Property Tax Code, Section 41.44, a property owner and / or authorized tax agent may file an appeal with the Appraisal Review Board having authority to hear the matter protested. The district schedules these appeals for protest hearings and notifies the protesting party of their scheduled hearing before the Appraisal Review Board.

INFORMAL PROTESTS

Prior to the scheduling of a hearing before the Appraisal Review Board, Bastrop Central Appraisal district conducts informal hearings. This process allows for an informal discussion on value and property characteristics with an appraiser and the property owner. The informal hearings typically start in May and concludes in July. In 2019 the settlement ratio increased to 87%, with 3,873 settled out of the 4,448 scheduled. For 2020, 4,653 informal hearings were settled of the 5,375 scheduled, or 87%. In 2021 5,239 informal hearings were settled of the 6,361 scheduled, or 82%.

BY PROPERTY TYPE	# SCHEDULED 2019	# SCHEDULED 2020	# SCHEDULED 2021
Residential / Land	4,130	4,663	5,648
Commercial	200	500	376
Business Personal Property	118	212	337
BY TYPE OF FILER	# SCHEDULED 2019	# SCHEDULED 2020	# SCHEDULED 2021
Owner Filed	3,645	3,712	4,471
Agent Filed	803	1,663	1,890
BY TYPE OF FILING	# SCHEDULED 2019	# SCHEDULED 2020	# SCHEDULED 2021
Online Filing	756	1,667	1,693
Paper Filing	3,043	3,708	4,331



Property Protests

FORMAL PROTESTS

The Appraisal Review Board is empowered to hear all the protest of value and any issues that affect the tax liability of the property and to equalize values. The protest process begins in early May and typical concludes in late July of each year.

The Appraisal Review Board members do not work for the appraisal district but rather arbitrate between Bastrop Central Appraisal District and the property owners that dispute their appraised value. The Appraisal Review Board is a quasi-judicial body appointed by the Board of Directors of the Bastrop Central Appraisal District.

After the hearing process, the Appraisal Review Board approves and submits a certified assessment roll to the Chief Appraiser to provide the taxing entities of Bastrop County.

APPRAISAL REVIEW BOARD STATS

ACTION OR NON-ACTION BY ARB	2019	2020	2021
Approved	192	134	250
Denied	102	151	237
Did Not Appear	316	281	351
Settled Prior to the Scheduled Meeting	1,061	289	905

Collecting Entities Served in 2019

CODE	COUNTY
G01	Bastrop County
RD1	Bastrop County Road District
SCHOOLS	
S00	Lexington ISD
S01	Elgin ISD
S02	McDade ISD
S03	Smithville ISD
S04	Bastrop ISD
CITIES	
C01	Elgin
C03	Smithville
C04	Bastrop
EMERGENCY SERVICE DISTRICTS	
ESD1	Emergency District 1
ESD1D	Emergency District 1 - Defined
ESD2	Emergency District 2
TCESD	Bastrop-Travis Counties Emergency Services District 1
SPECIAL DISTRICTS / PUBLIC IMPROVEMENT DISTRICTS	
ACC	Austin Community College - Elgin
PHCCF	Hunters Crossing Public Improvement District - Commercial
PHCCF	Hunters Crossing Public Improvement District - Commercial Flat
PHCMF	Hunters Crossing Public Improvement District - Multi-Family
PHCSF	Hunters Crossing Public Improvement District - Single-Family
WC3	WCID #3
WC3D	WCID #3 - Defined Area
MUNICIPAL UTILITY DISTRICTS (MUD)	
BVMUD	West Bastrop Village MUD
MUD1	Bastrop County MUD #1
MUD1A	The Colony MUD #1A
MUD1B	The Colony MUD #1B
MUD1C	The Colony MUD #1C
MUD1D	The Colony MUD #1D
MUD1E	The Colony MUD #1E
MUD1F	The Colony MUD #1F
AMUD	Altesa MUD
EMUD1	Elgin MUD #1
EMUD2	Elgin MUD #2

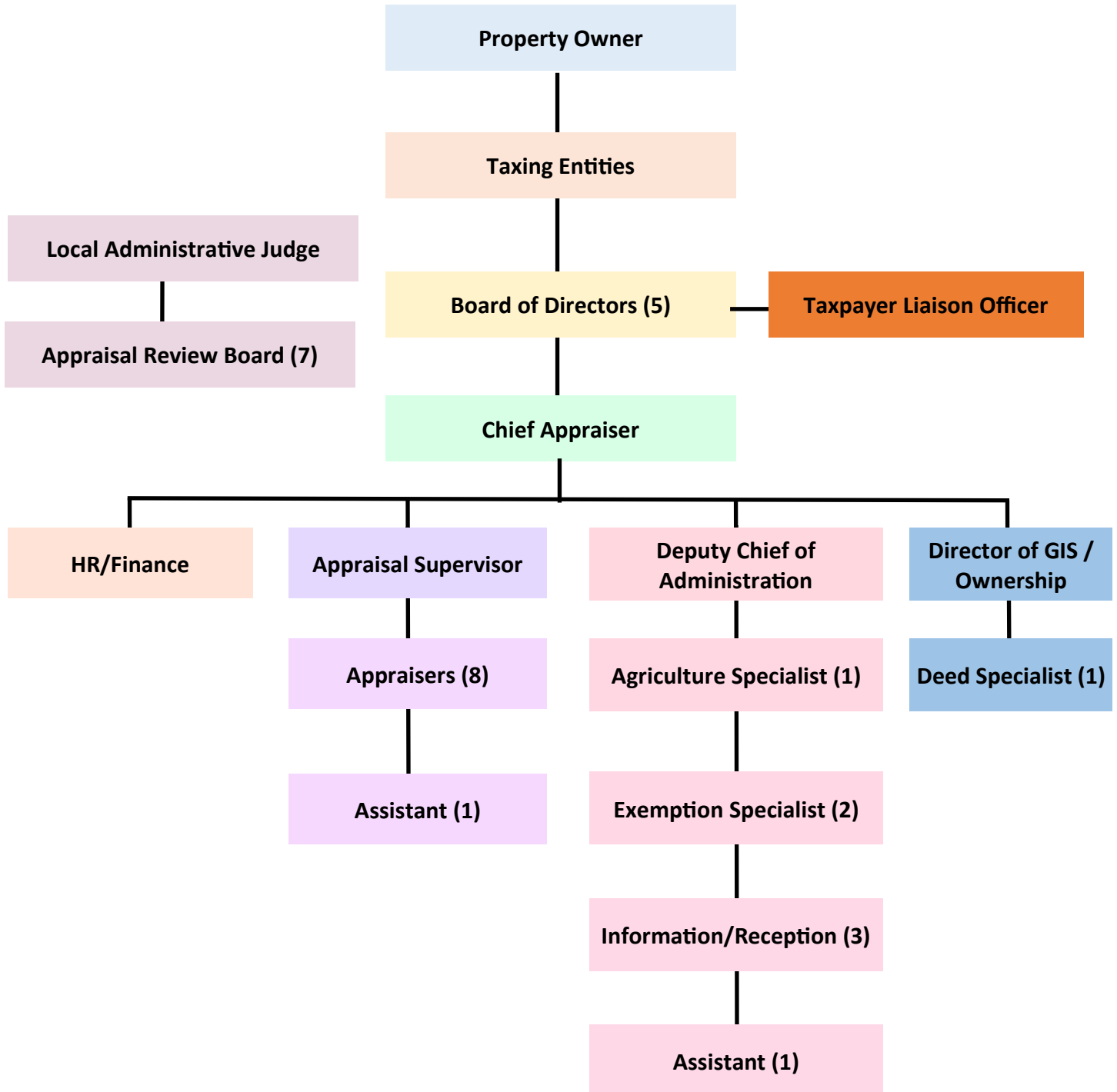
Exemptions

Bastrop CAD Exemptions

Taxing Unit	General Homestead	Over 65 Exemption	Disabled Person Exemption	Local Option	Freeze Ceiling
Bastrop ISD	\$25,000	\$10,000	\$10,000	-0-	Y
Elgin ISD	\$25,000	\$10,000	\$10,000	-0-	Y
Lexington ISD	\$25,000	\$10,000	\$10,000	-0-	Y
McDade ISD	\$25,000	\$10,000	\$10,000	-0-	Y
Smithville ISD	\$25,000	\$10,000	\$10,000	-0-	Y
Austin Community College	-0-	\$164,000	\$164,000	1% (\$5,000 min.)	Y
City of Elgin	-0-	\$15,000	\$15,000	-0-	N
City of Smithville	-0-	\$10,000	\$10,000	-0-	Y
Bastrop County	-0-	\$25,000	-0-	-0-	Y
Bastrop County Road	\$3,000	\$22,000	\$3,000	-0-	Y
WCID#3 & #3D	-0-	\$10,000	\$10,000	20% (\$5,000 min.)	N
City of Bastrop	-0-	-0-	-0-	-0-	Y
Bastrop County MUD #1	-0-	-0-	-0-	-0-	N
Bastrop County ESD #1	-0-	-0-	-0-	-0-	N
Bastrop County ESD #2	-0-	-0-	-0-	-0-	N
Bastrop-Travis Cts ESD #1	-0-	-0-	-0-	-0-	N
The Colony MUD #1A	-0-	-0-	-0-	-0-	N
The Colony MUD #1B	-0-	-0-	-0-	-0-	N
The Colony MUD #1D	-0-	-0-	-0-	-0-	N
The Colony MUD #1E	-0-	-0-	-0-	-0-	N
The Colony MUD #1F	-0-	-0-	-0-	-0-	N
West Bastrop Village MUD	-0-	-0-	-0-	-0-	N

VETERANS DISABILITY
10% - 29% -- \$5,000 off market value
30% - 49% -- \$7,500 off market value
50% - 69% -- \$10,000 off market value
70% - 100% -- \$12,000 off market value
100% Disabled Veteran/Unemployable = 100% exempt on homestead only

Organizational Chart



Bastrop CAD Board of Directors

**Bastrop Central Appraisal District
212 Jackson Street
Bastrop, Texas 78602**

Telephone: 512-303-1930

Website: www.bastropcad.org

Board of Directors

David Redd, Chairman

Bill Hector, Vice Chair

David Glass, Secretary

Ellen Owens, Board Member

Bill Archer, Board Member