



BASTROP CENTRAL APPRAISAL DISTRICT

2023 ANNUAL REPORT



Faun Cullens, RPA, CCA
Chief Appraiser

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**BASTROP CENTRAL APPRAISAL DISTRICT EMPLOYEES
ARE COMMITTED
TO BE THE LIGHT FOR CHILD VICTIMS OF ABUSE**

Letter from Chief Appraiser

In 2023, Bastrop Central Appraisal district continued to see the challenges of a growing real estate market. 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 2023 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 cannot 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 2024, I would like to express my gratitude to our staff for meeting the challenges of 2023, 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

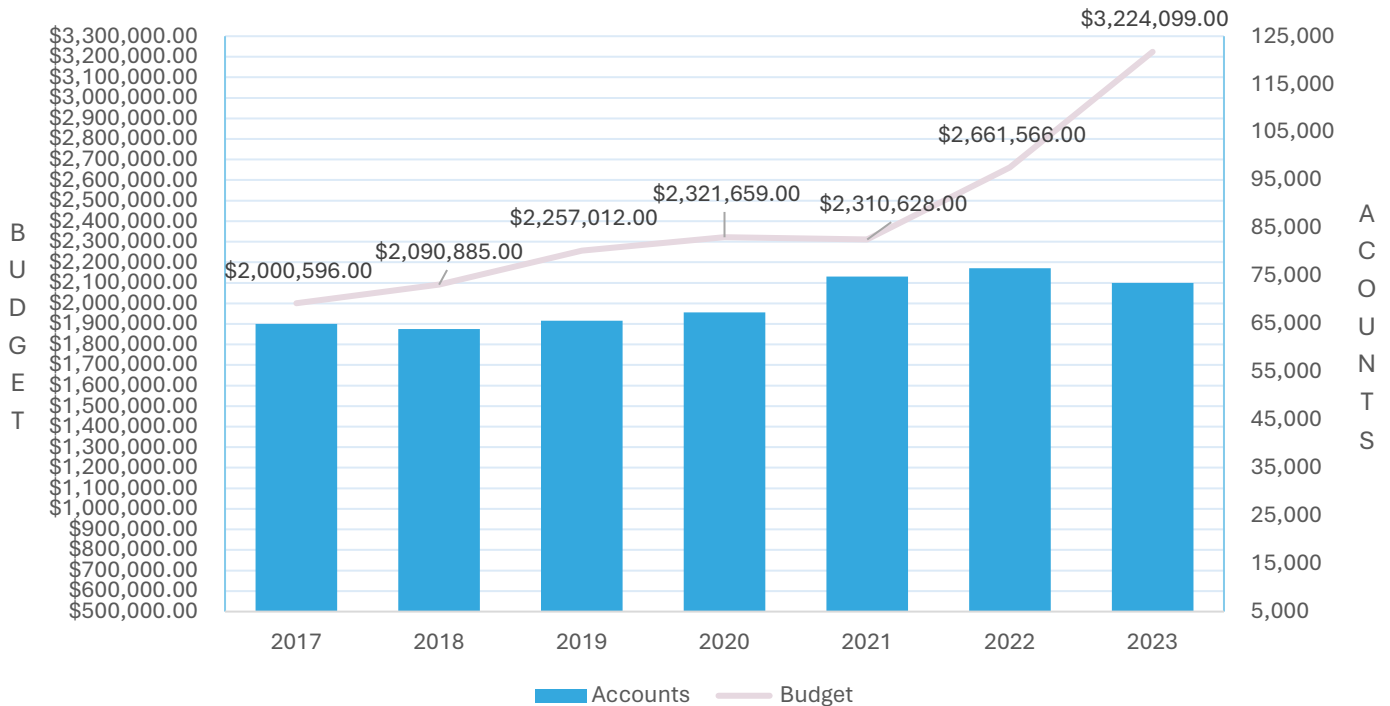
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General Statistics

Appraisal Year	2019	2020	2021	2022	2023
Adopted Budgeted	2,257,012	2,321,658	2,310,628	2,661,566	3,224,099
Bastrop County Market Value *	1.5	11.47	13.59	22.46	24.08
Number of County-only Accounts	65,673	67,409	74,890	76,619	73,553
Residential	38,014	39,545	44,081	46,656	48,641
Commercial	1,687	1,699	1,803	1,862	2,028
Business Proposal Property	4,378	4,415	3,521	2,733	2,607
Industrial					628
Land	18,865	19,068	22,035	21,267	21,152
Minerals	950	913	681	863	919
Exempt	1,780	1,769	2,769	3,238	2,996
Number of Personnel	20	19	22	24	26
Office of Chief Appraiser	5	4	4	4	5
Administrative Support	5	4	5	6	8
Appraisal Department	10	9	12	13	12
GIS/Mapping/Ownership Dept.		1	1	1	1
Registered Professional Appraisers	5	2	4	4	7
*Value in Billions					

Budget 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 14th 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 14th.

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 14th.

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	2020	2021	2022	2023
Adopted Budget	\$2,321,659	\$2,310,628	\$2,661,566	\$3,224,099
Budget Change	\$64,647	-\$11,031	\$350,938	\$562,533
% Change	2.86%	-0.48%	15.19%	21.14%
REVENUE SOURCES				
Entity Allocations	\$2,316,659	\$2,305,628	\$2,656,566	\$3,219,099
Projected Income	\$5,000	\$5,000	\$5,000	\$5,000
Total Revenues	\$2,321,659	\$2,310,628	\$2,661,566	\$3,224,099
Entity Funding of Bastrop CAD				
County	\$609,536	\$613,006	\$712,710	\$841,996
Cities	\$170,691	\$172,432	\$194,243	\$230,647
Schools	\$1,424,026	\$1,404,425	\$1,608,719	\$1,964,978
ESDs	\$81,593	\$84,600	\$101,230	\$127,643
Special District	\$12,971	\$12,842	\$16,925	\$25,710
Austin Community College - Elgin	\$17,842	\$18,323	\$22,739	\$28,125
Total Entity Allocations	\$2,316,659	\$2,305,628	\$2,656,566	\$3,219,099
ACTUAL EXPENDITURES				
Payroll Expenses	\$1,585,459	\$1,561,428	\$1,762,463	\$2,005,799
Supplies & Materials	\$20,500	\$20,500	\$21,700	\$23,500
Operating	\$159,600	\$170,200	\$191,800	\$217,850
Training & Education	\$29,500	\$36,000	\$48,500	\$49,000
Utilities & Building Maintenance	\$53,500	\$56,500	\$78,000	\$89,500
IT Maintenance & Support	\$116,000	\$123,000	\$135,000	\$150,000
Debt Service & Capital Outlay	\$49,500	\$54,000	\$63,100	\$277,000
ARB & Arbitration Expenses	\$46,600	\$42,500	\$47,500	\$47,500
Contracts & Professional Svcs.	\$261,000	\$246,500	\$313,503	\$363,950
Total Expenditures	\$2,321,659	\$2,310,628	\$2,661,566	\$3,224,099

Revenue Summary Comparison

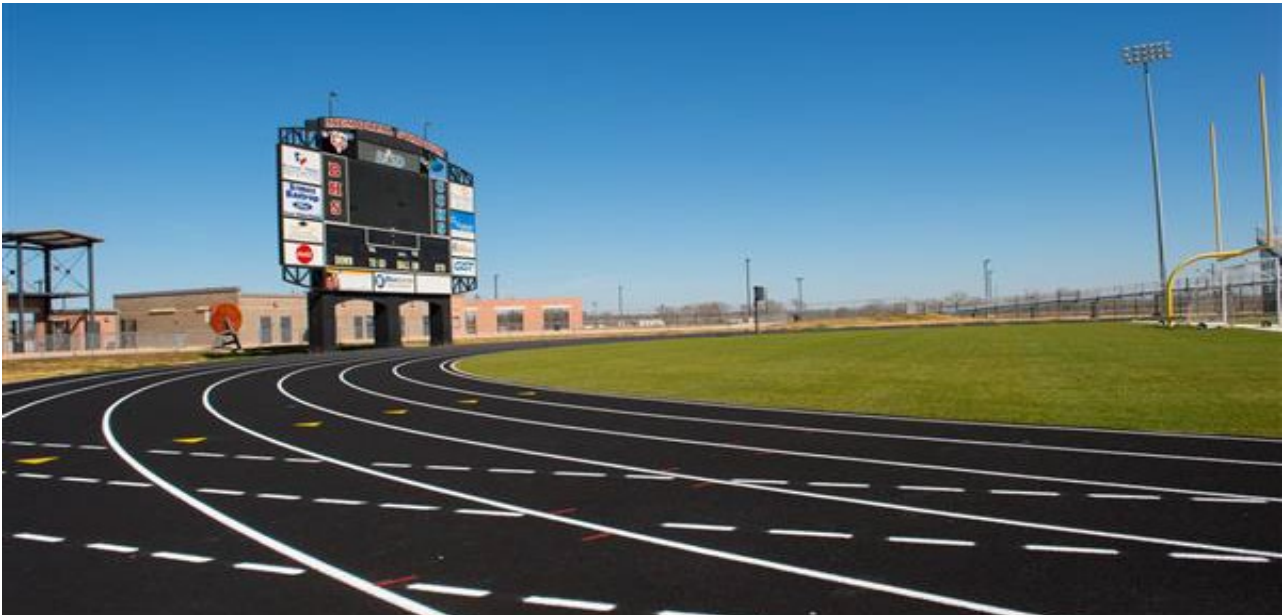
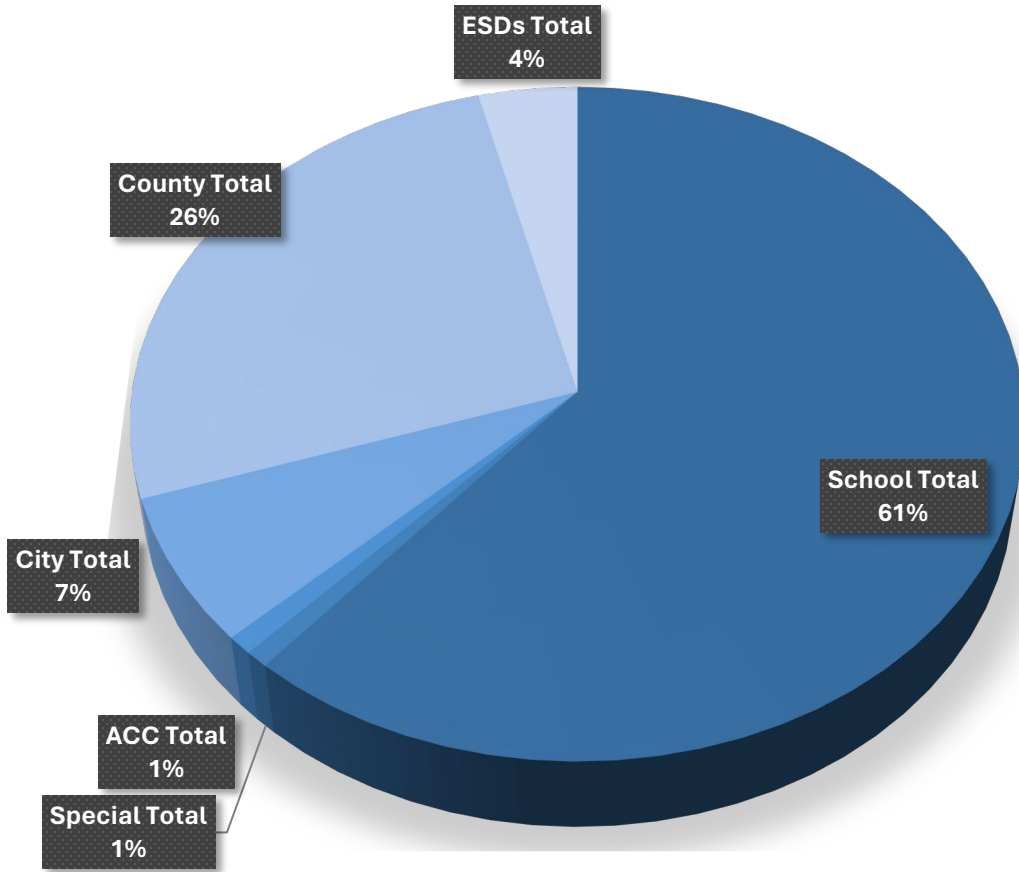


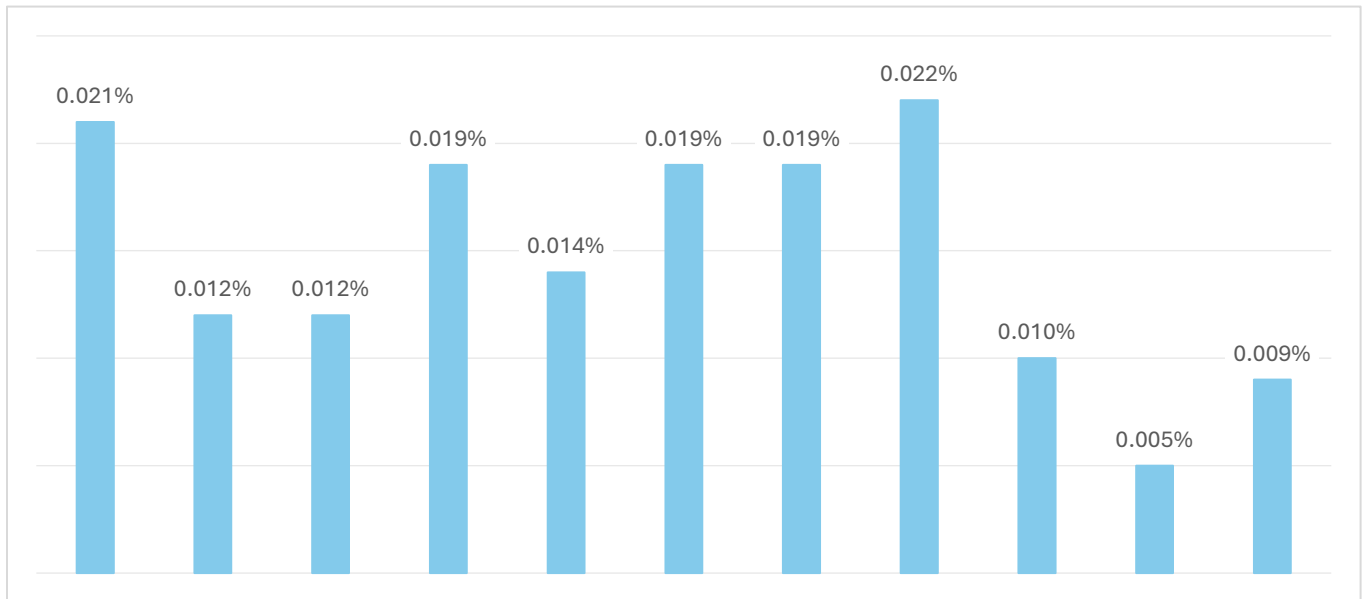
Image Source: Bastrop ISD

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.

2022 CAD Budget Cost as a Percentage of Market Value

District	Overall Value	Budget	Budget/Value
Atascosa	\$8,200,137,700	\$1,761,980	0.021%
Bastrop	\$22,512,924,570	\$2,661,566	0.012%
Burnet	\$17,607,703,373	\$2,025,767	0.012%
Caldwell	\$7,893,891,665	\$1,471,884	0.019%
Fayette	\$10,297,907,934	\$1,128,883	0.014%
Hood	\$13,599,059,181	\$2,576,635	0.019%
Hunt	\$18,366,877,365	\$3,419,220	0.019%
Lee	\$4,944,273,231	\$1,070,307	0.022%
Llano	\$10,518,560,003	\$1,102,939	0.010%
Travis	\$428,443,400,804	\$22,786,110	0.005%
Williamson	\$115,228,489,181	\$10,257,900	0.009%



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 based on 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 ration 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 Appraisal	COD Coefficient of Dispersion
2018 Bastrop CAD	6,911,224,427.00	1.00	10.45
2020 Bastrop CAD	8,235,891,625.00	0.98	10.28
2022 Bastrop CAD	14,601,835,409.00	1.01	15.46



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 values 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, apart from 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 affected.

The Property Value Study final findings for 2022 were published in August of 2023. All school districts taxable value determined by the Appraisal District met the statistical margin of error and were found to be valid.

All school districts will be studied again in 2024. Preliminary findings will be available February 1, 2025, with the final findings published in August of 2025.

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 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—2023
Tier 2

Mandatory Requirement	PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?	PASS
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.

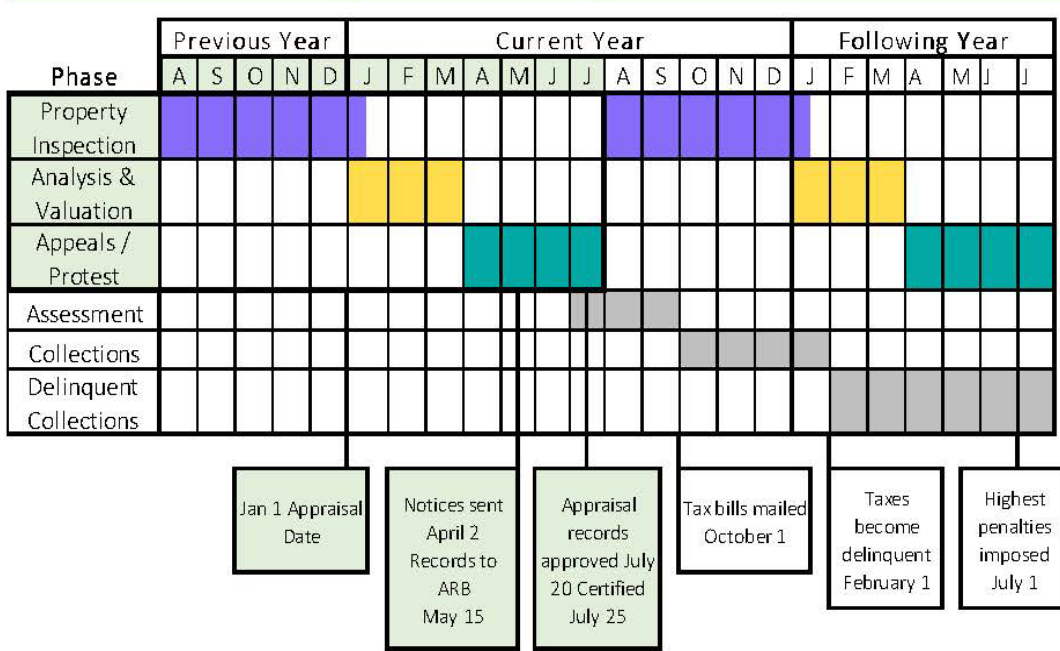
Unsatisfactory—The total point score is less than 75.

Review Areas	Total Questions in Review Area (excluding N/A)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Question) x
Governance	16	16	100
Taxpayer Assistance	17	17	100
Operating Procedures	26	26	100
Appraisal Standards, procedures and Methodology	28	28	100

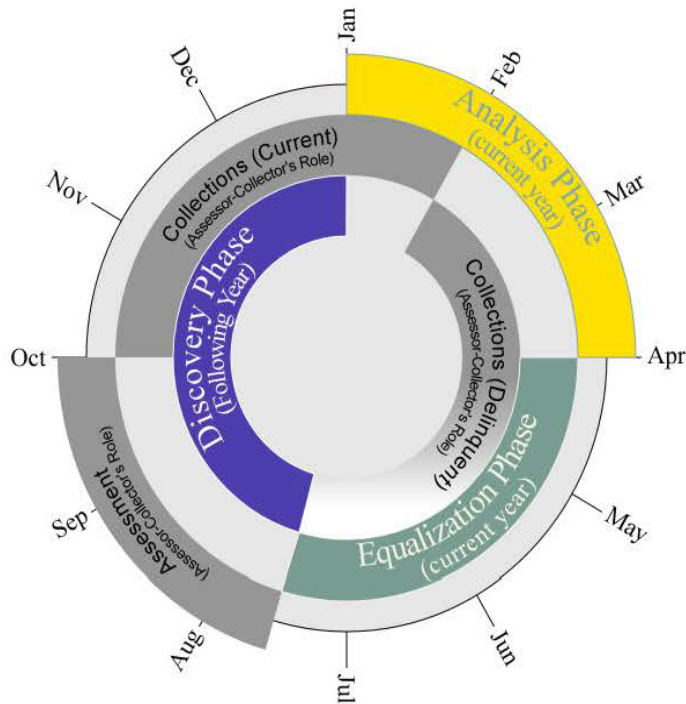


Image Source: City of Elgin

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	<ul style="list-style-type: none"> • 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 are divided further into two departments—Real and Business Personal Property. Bastrop CAD has 12 registered appraisers with Texas Department of Licensing and Regulation; 7 of whom have attained the Registered Professional Appraiser State designation.

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 Comptroller's 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.

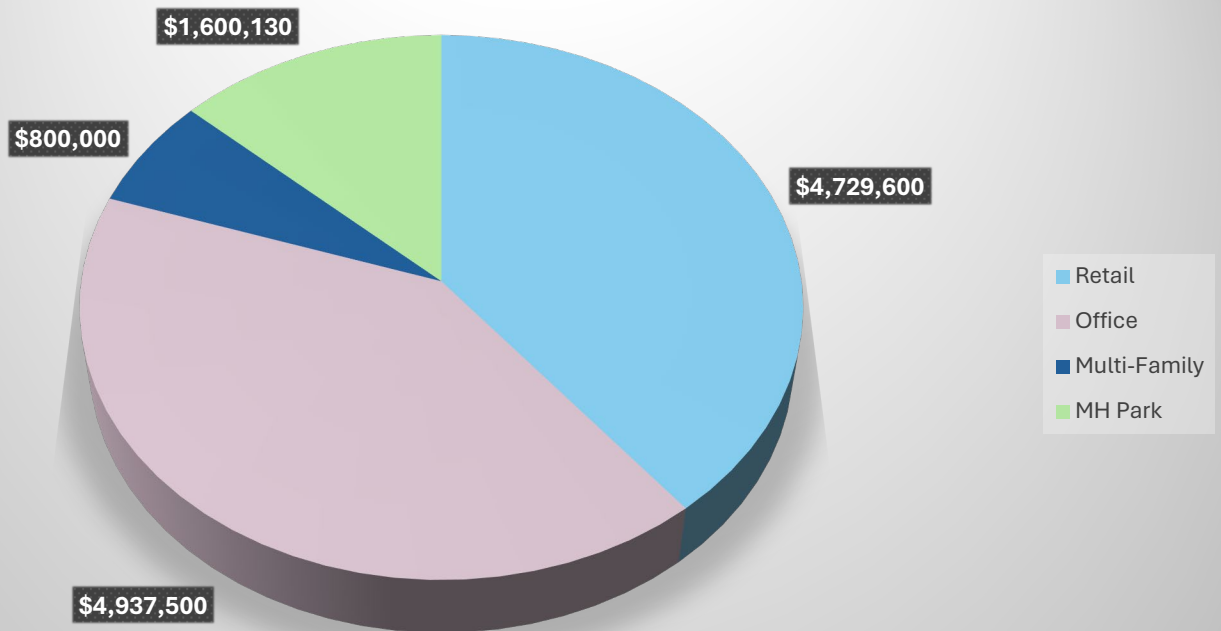
Appraisal Stats

SINGLE FAMILY HOMES

SCHOOL DISTRICT	# OF HOMES	#OF SALES	2020 MEDIAN VALUE	2021 MEDIAN VALUE	2022 MEDIAN VALUE	2023 MEDIAN VALUE
Elgin ISD	4,277	129	\$186,826	\$205,248	\$327,702	\$328,704
McDade ISD	259	5	\$159,895	\$162,438	\$275,734	\$250,271
Smithville ISD	2,928	92	\$173,212	\$177,098	\$283,142	\$267,978
Bastrop ISD	14,416	558	\$208,642	\$218,007	\$342,352	\$361,353

COMMERCIAL REAL ESTATE

Total Sale Dollars



Appraisal Stats

AGRICULTURAL SPECIAL VALUE

Type	# of Acres
Native Pasture	223,050.87
Improved Pasture	115,042.32
Wildlife / ECO LAB	57,151.69
Row Crop	5,696.83
Irrigated Row Crop	1,950.98
Orchards	2,841.13
Timber Production	1,145.22
Bees	1,360.50

TOP TEN TAXPAYERS

2023 Top 10 Taxpayers	Taxable Value
HLP Hotel LLC	\$123,365,716
Bastrop Energy Partners LP	\$104,494,924
Agilent Technologies INC.	\$83,978,924
Union Pacific Railroad Co	\$59,670,727
Gentex Power Corp	\$56,018,240
LCRA Transmission Services Corp	\$55,999,077
BCSC LLC	\$42,976,278
Bluebonnet Electric Coop Inc.	\$45,024,392
Hunt Communities Bastrop LLC	\$50,729,816
The Village at Hunters Crossing	\$31,641,907

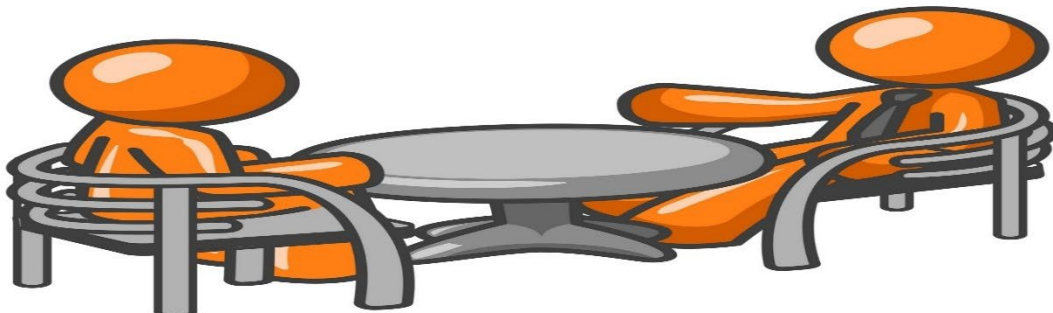
Property Protests

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.

INFORMAL PROTESTS	# SCHEDULED 2020	# SCHEDULED 2021	# SCHEDULED 2022	# SCHEDULED 2023
Total Filed	5375	6361	7524	7364
Settled Informally	4653	5239	5381	6175
% Settled	87%	82%	72%	84%
Informal -> Formal ARB	722	1122	2143	1189



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 2023	2020	2021	2022	2023
Approved	134	292	790	1004
Denied	151	287	708	990
Did Not Appear	281	464	341	735
Settled Prior to the Scheduled Meeting	289	956	1605	1595
ARB Total	855	1999	3444	4324

Collecting Entities Served in 2023

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)	
AMUD	Altesa MUD
BVMUD	West Bastrop Village MUD
CDD	Centex Drainage District
EMUD1	Elgin MUD #1
EMUD2	Elgin MUD #2
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
MUD1G	The Colony MUD #1G

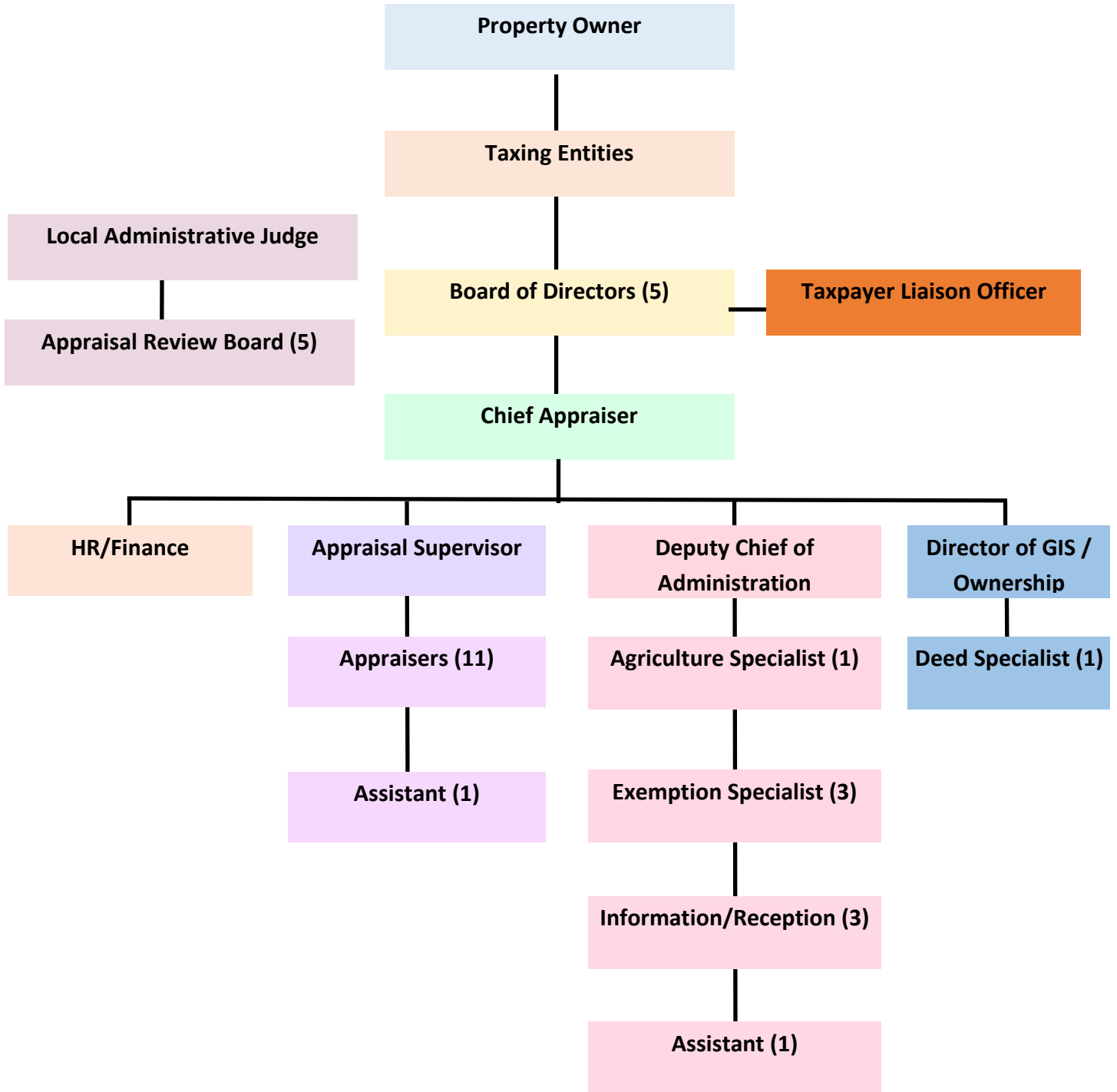
Exemptions

Bastrop CAD Exemptions

Taxing Unit	General Homestead	Over 65 Exemption	Disabled Person Exemption	Local Option	Freeze Ceiling
Bastrop ISD	\$100,000	\$10,000	\$10,000	-0-	Y
Elgin ISD	\$100,000	\$10,000	\$10,000	-0-	Y
Lexington ISD	\$100,000	\$10,000	\$10,000	-0-	Y
McDade ISD	\$100,000	\$10,000	\$10,000	-0-	Y
Smithville ISD	\$100,000	\$10,000	\$10,000	-0-	Y
Austin Community College	-0-	\$75,000	\$75,000	1% (\$5,000 min.)	Y
City of Bastrop	-0-	-0-	-0-	-0-	Y
City of Elgin	-0-	\$15,000	\$15,000	-0-	Y
City of Smithville	-0-	\$10,000	\$10,000	-0-	Y
Bastrop County	-0-	\$25,000	-0-	-0-	Y
Bastrop County Road	\$3,000	\$25,000	\$6,000	-0-	Y
WCID#3 & #3D	-0-	\$10,000	\$10,000	20% (\$5,000 min.)	N
Atlesa MUD	-0-	-0-	-0-	-0-	N
Bastrop County ESD #1 & ESD #1D	-0-	-0-	-0-	-0-	N
Bastrop County ESD #2	-0-	-0-	-0-	-0-	N
Bastrop-Travis Clys ESD #1	-0-	-0-	-0-	-0-	N
Bastrop County MUD #1	-0-	-0-	-0-	-0-	N
Bastrop County MUD #3	0	0	0	0	N
Bastrop County MUD #4	0	0	0	0	N
Centex Drainage	0	0	0	0	N
Elgin MUD #1	-0-	-0-	-0-	-0-	N
Elgin MUD #2	-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 #1C	-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
The Colony MUD #1G	-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