



BASTROP CENTRAL APPRAISAL DISTRICT

2025 ANNUAL REPORT



Faun Cullens, RPA, CCA
CEO/Chief Appraiser

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Letter from Chief Appraiser

In 2025, Bastrop Central Appraisal District continued to face 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 in. This report aims to highlight the results and some of the significant accomplishments of the 2025 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 helping us meet our goals. Although these aspects are essential, the people we employ, and our team, are 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 co-workers and the people we serve.

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

Looking forward to 2026, I would like to express my gratitude to our staff for meeting the challenges of 2025 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 of the appraisal district.

Sincerely,

Faun Cullens

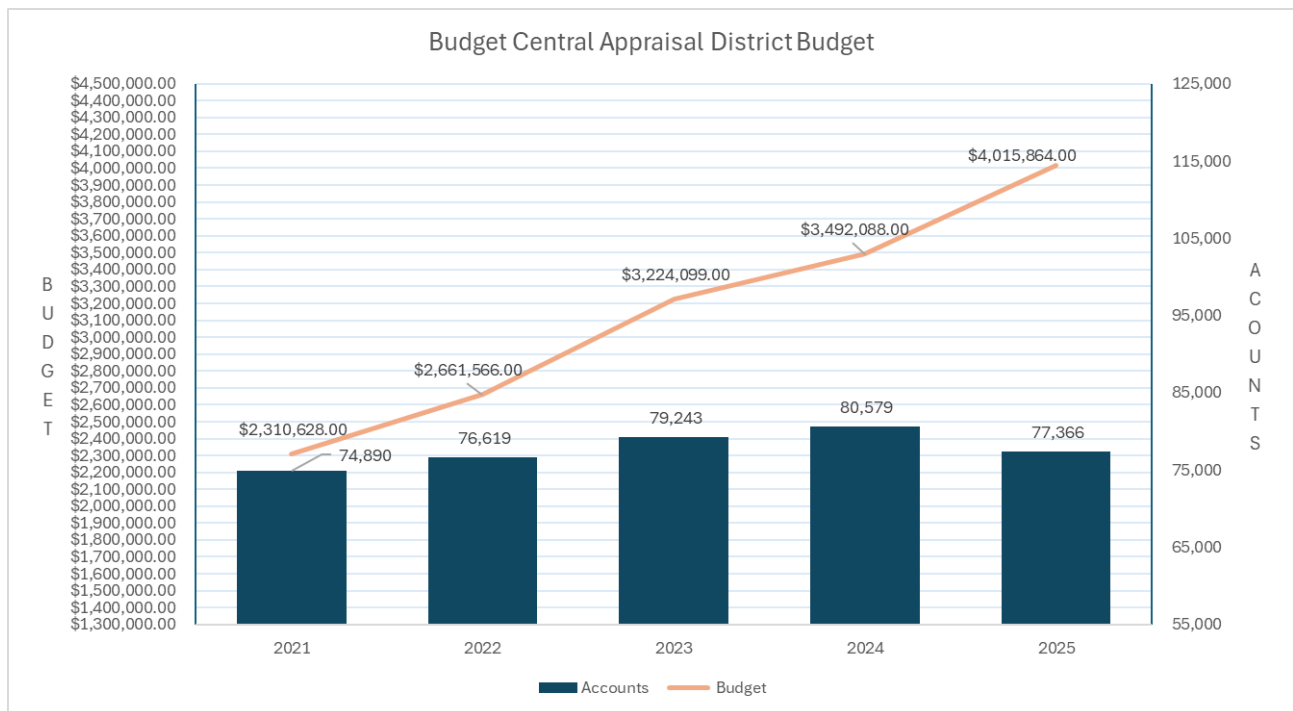
Faun Cullens, RPA, CCA
Bastrop CAD Chief Appraiser

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General Statistics

Appraisal Year	2021	2022	2023	2024	2025
Adopted Budget	2,310,628	2,661,566	3,224,099	3,499,287	4,015,862
Bastrop County Market Value *	13.59	22.46	24.08	25.41	25.24
Number of County-only Accounts	74,890	76,619	73,553	80,579	77,336
Residential	44,081	46,656	48,641	51,025	51,793
Commercial	1,803	1,862	2,028	2,018	1,750
Business Personal Property	3,521	2,733	2,607	2,792	2,723
Land	22,035	21,267	21,152	20,620	21,916
Minerals	681	863	919	853	670
Exempt	2,769	3,238	2,996	3,271	3,460
Number of Personnel	22	24	26	27	29
Office of Chief Appraiser	4	4	5	5	5
Administrative Support	5	6	8	8	8
Appraisal Department	12	13	12	12	14
GIS/Mapping/Ownership Dept.	1	1	1	2	2
Registered Professional Appraisers	4	4	7	7	8
*Value in Billions					



Administration Report

The financial process of the Bastrop Central Appraisal District is documented in two publications: the approved financial budget and the audited financial statements. The approved budget outlines planned expenditure, while the audited financial statements report actual financial results.

Financial Budget

The financial budget must be presented to the Board of Directors and participating entities by June 14 of each year. The Board of Directors will hold at least one public hearing by September to receive input on the proposed budget, which must be formally adopted by September 14.

The budget outlines the organization's goals, objectives, and planned programs, as well as operating and maintenance expenditures by category. It also includes a personnel breakdown detailing staffing levels and salary ranges, along with a detailed schedule of capitalized equipment purchases. Following monthly budget meetings, the Board of Directors is required to approve the final budget by September 14.

Financial Statements

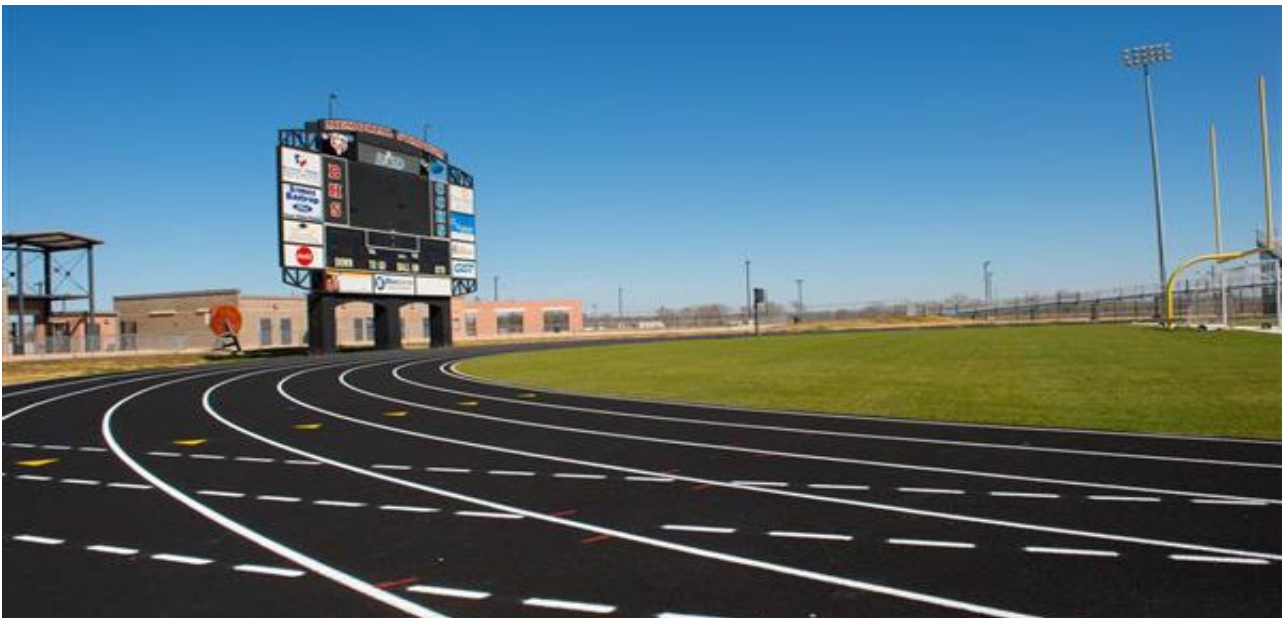
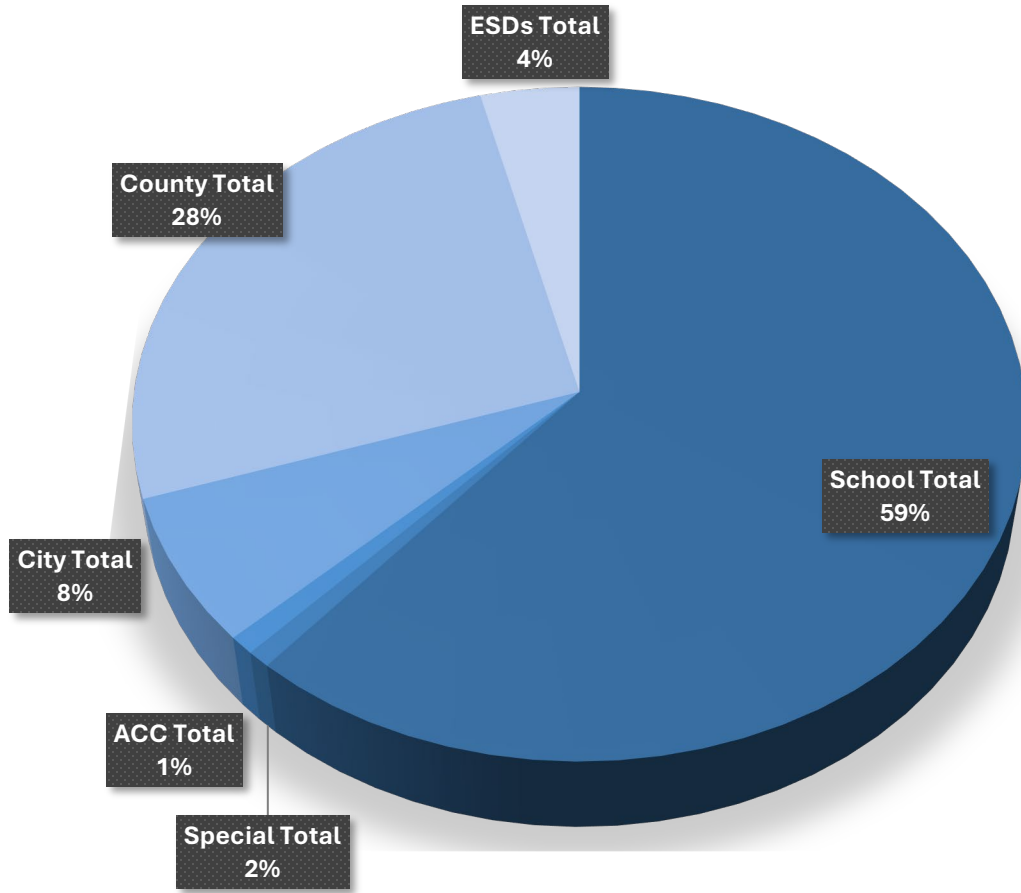
The financial statements are audited annually by a Certified Public Accountant in accordance with auditing standards generally accepted in the United States of America. The Board of Directors reviews the budget with Bastrop Central Appraisal District administration and considers any proposed revisions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



Financial Results

Fiscal year	2022	2023	2024	2025
Adopted Budget	\$2,661,566	\$3,224,099	\$3,499,287	\$4,015,865
Budget Change	\$350,938	\$562.53	\$275,188	\$523,778
% Change	15.19%	21.14%	8.54%	13.04%
REVENUE SOURCES				
Entity Allocations	\$2,656,566	\$3,219,099	\$3,492,087	\$3,978,665
Projected Income	\$5,000	\$5,000	\$7,200	\$37,200
Total Revenues	\$2,661,566	\$3,224,099	\$3,499,287	\$4,015,865
Entity Funding of Bastrop CAD				
County	\$712,710	\$841,996	\$786,059	\$1,026,788
Cities	\$194,243	\$230,647	\$236,327	\$304,834
Schools	\$1,608,719	\$1,964,978	\$2,263,542	\$2,346,738
ESDs	\$101,230	\$127,643	\$132,602	\$175,911
Special District	\$16,925	\$25,710	\$42,851	\$82,495
Austin Community College - Elgin	\$22,739	\$28,125	\$30,707	\$41,898
Total Entity Allocations	\$2,656,566	\$3,219,099	\$3,492,087	\$3,978,665
ACTUAL EXPENDITURES				
Payroll Expenses	\$1,762,463	\$2,005,799	\$2,355,933	\$2,750,990
Supplies & Materials	\$21,700	\$23,500	\$22,000	\$24,500
Operating	\$191,800	\$217,850	\$235,100	\$290,000
Training & Education	\$48,500	\$49,000	\$25,500	\$25,500
Utilities & Building Maintenance	\$78,000	\$89,500	\$48,000	\$54,100
IT Maintenance & Support	\$135,000	\$150,000	\$0	\$0
Debt Service & Capital Outlay	\$63,100	\$277,000	\$50,000	\$50,000
ARB & Arbitration Expenses	\$47,500	\$47,500	\$113,500	\$116,000
Contracts & Professional Svcs.	\$313,503	\$363,950	\$642,054	\$704,775
Total Expenditures	\$2,661,566	\$3,224,099	\$3,492,087	\$4,015,865

Revenue Summary Comparison



Central Appraisal District Comparative

A helpful statistic for weighing Central Appraisal District Performances is 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. The cost/budget percentage is obtained by dividing the market value by the budget.

2024 CAD Budget Cost as a Percentage of Market Value

District	Overall Value	Budget	Budget/Value
Atascosa	\$10,287,503,383	\$2,531,250	0.019%
Bastrop	\$24,084,973,252	\$3,492,087	0.013%
Burnet	\$21,314,425,283	\$2,195,263	0.010%
Caldwell	\$10,521,663,539	\$1,853,382	0.017%
Fayette	\$13,505,224,838	\$1,258,280	0.009%
Hood	\$16,241,686,660	\$2,863,396	0.016%
Hunt	\$22,842,925,262	\$4,320,170	0.017%
Lee	\$5,899,126,449	\$1,122,885	0.018%
Llano	\$11,736,755,179	\$1,252,539	0.010%
Travis	\$469,324,341,443	\$29,884,516	0.005%
Williamson	\$153,654,376,064	\$13,170,300	0.008%

Comptroller Property Tax Assistance Division Studies

Bastrop Central Appraisal District Requirements and Responsibilities

The Texas Property Tax Code provides the legal and administrative framework under which appraisal districts operate. Governance of the Bastrop Central Appraisal District is vested in a Board of Directors appointed by the taxing units within the District.

The Bastrop Central Appraisal District is responsible for appraising all taxable property at market value and ensuring equitable appraisal practices as prescribed by law. The District conducts its appraisal activities in compliance with the mass appraisal standards of the Uniform Standards of Professional Appraisal Practice (USPAP). Property owners who disagree with the appraised value or taxability of their property may appeal to the Appraisal Review Board, which serves as an independent body to hear and resolve such disputes.

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— Section 5.10 of the Texas Property Tax Code requires the Office of the Comptroller to conduct a ratio study at least once every two years to evaluate the performance of each appraisal district in Texas and to publish the results.

Beginning in 2010, the Property Tax Assistance Division implemented an alternating review process for each central appraisal district, conducting a Property Value Study for one year and a Methods and Assistance Program review the following year.

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 - The Methods and Assistance Program conducts reviews of appraisal district governance, taxpayer assistance, operating practices, and appraisal standards, procedures, and methodologies at least once every two years. These reviews evaluate and ensure each appraisal district's

Appraisal District Ratio Study—Accuracy of Appraisals

The median level of appraisal measures the accuracy of a central appraisal district’s appraisals relative to the standard of 100 percent of market value. The coefficient of dispersion (COD) represents, as a percentage of the median, the average absolute deviation of appraisal ratios within a sample from the sample’s median.

A high COD indicates a wide variation in appraisal ratios, with few values close to the median, reflecting lower appraisal uniformity. Conversely, a low COD indicates minimal variation, with appraisal ratios clustered closely around the median, reflecting higher 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
2020 Bastrop CAD	8,235,891,625.00	0.98	10.28
2022 Bastrop CAD	14,601,835,409.00	1.01	15.46
2024 Bastrop CAD	17,251,771,630.00	1.01	13.05



Property Value Study—Accuracy of Appraisals

The School District Property Value Study (PVS) is conducted to help ensure the equitable distribution of state funding for public education. Section 403.302 of the Texas Government Code requires the Texas Comptroller of Public Accounts to determine the total taxable value of all property within each school district at least once every two years. The Property Tax Assistance Division (PTAD) conducts the PVS to estimate each school district's taxable property value and certify 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 considered invalid is eligible for a grace 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.

Public education in Texas is funded through a combination of state and local sources, with local funding derived primarily from property taxes. If the Property Tax Assistance Division (PTAD) certifies a taxable value to the Texas Education Agency's Commissioner that differs from the local appraisal district's value, the school district's state funding is adjusted based on the taxable value determined by PTAD.

The final findings of the 2020 Property Value Study were published in August 2021. All school districts' taxable values, as determined by their respective appraisal districts, met the statistical margin of error and were considered valid, except for Bastrop Independent School District (BISD). PTAD determined that the taxable value for BISD should be higher than the value certified by Bastrop Central Appraisal District (CAD). As this was the first year of an invalid finding, Bastrop ISD was granted a grace period and was scheduled for review again in 2021.

The final findings of the 2021 Property Value Study were published in August 2022. Bastrop Independent School District (BISD) was reviewed in 2021 because PTAD had determined the 2020 taxable values to be invalid. In the 2021 study, BISD's taxable value, as determined by the Appraisal District, fell within the statistical margin of error and was considered valid. Having been in a grace period for 2020 and passing in 2021, BISD must continue to meet the validity standard for 2022 to ensure that its state funding is not affected.

The Property Value Study final findings for 2022 were published in August of 2023. All school districts' taxable values determined by the Appraisal District met the statistical margin of error and were 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 Section 5.102(a) of the Texas Tax Code and related Comptroller Rule 9.301. State law requires the Comptroller to evaluate appraisal district governance, taxpayer assistance, operating procedures, and appraisal standards.

As part of the Methods and Assistance Program review process, each appraisal district is required to submit electronic copies of procedures, policies, notices, manuals, and other materials in advance of the review. The Comptroller evaluates the submitted materials and collects additional information during the on-site review, including comparing district records to actual properties and locating properties using district maps. Each appraisal district is reviewed in the years opposite the biennial Property Value Study. Bastrop Central Appraisal District received the highest possible rating under this program.

The final Methods and Assistance Program review results were published January 15th, 2026.

Glenn Hegar
Texas Comptroller of Public Accounts
Methods and Assistance Program (MAP) Review
Bastrop Central Appraisal District—2025
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.

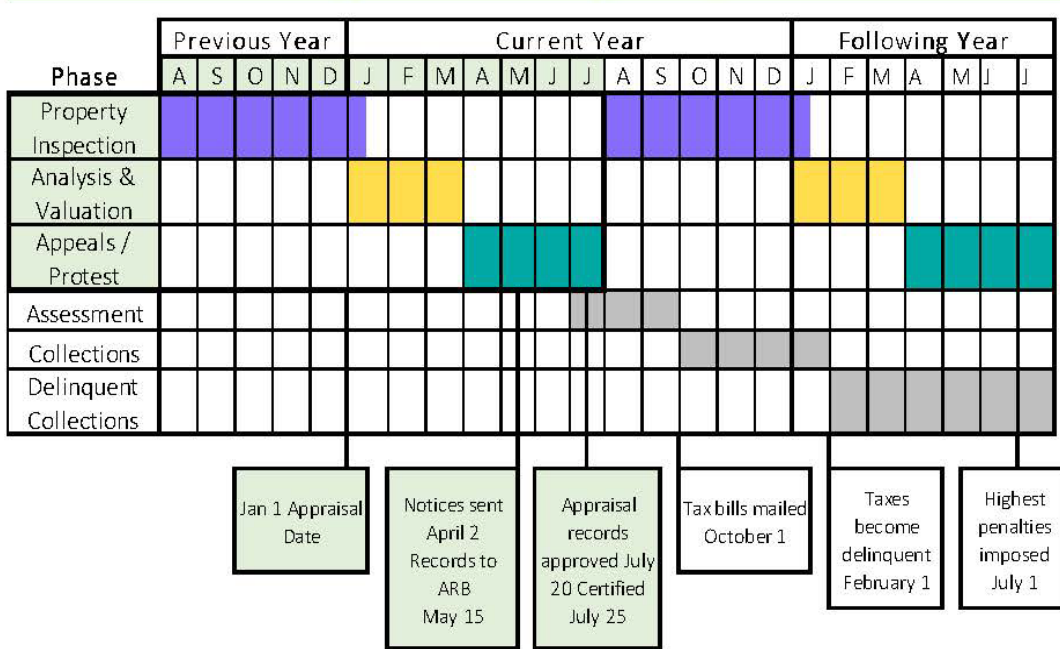
Needs Significant Improvement—The total point score ranges from 75 to less than 85.

Unsatisfactory—The total point score is less than 75.

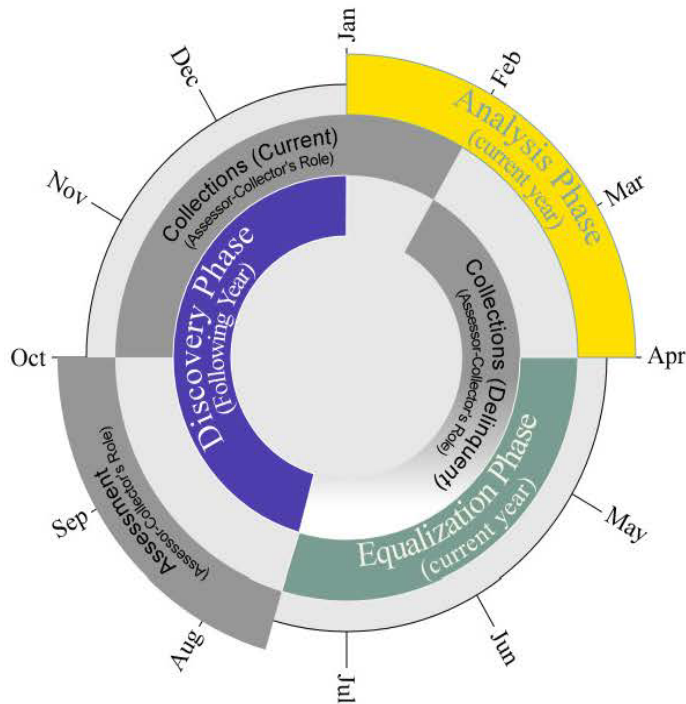
Review Areas	Total Questions in Review Area (excluding N/A)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Question) x
Governance	17	17	100
Taxpayer Assistance	15	15	100
Operating Procedures	23	23	100
Appraisal Standards, procedures, and Methodology	27	27	100



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 Central Appraisal District (CAD) is organized into four departments: Appraisal, Administrative Support, GIS/Records, and Finance. The Appraisal department is further divided into two sections: Real Property and Business Personal Property. Bastrop CAD employs eleven appraisers registered with the Texas Department of Licensing and Regulation, five of whom have earned the Registered Professional Appraiser (RPA) designation.

Real Property Field Work

Fieldwork conducted by Bastrop Central Appraisal District includes inspections of properties with remodels, repairs, demolitions, finish-out permits, or those flagged for review. New construction generally refers to newly added improvements. Physical site visits are typically performed for any building permit affecting property value and for properties that were partially completed as of January 1 of the prior appraisal year. Fieldwork may also include reviewing sold properties and properties involved in litigation.

Inspections can be conducted on-site or via aerial imagery. In accordance with standards established by the Property Tax Assistance Division (PTAD) of the Texas Comptroller's Office and the International Association of Assessing Officers (IAAO), every property must have a recorded inspection date—physical or aerial—within the previous six years.

Real Property Analysis

Neighborhoods, market areas, and properties that are appraised annually are primarily assessed based on market activity. In mass appraisal, ratio study analysis is used to compare sale prices to appraised values. Cost schedules are reviewed each year and adjusted as necessary, while income and expense analyses and sales reviews help develop appraisal models for most property types.

It is important to distinguish between mass appraisal and fee appraisal. Mass appraisal is the systematic appraisal of a group of properties using standardized procedures and statistical testing as of a given date, and it is the method used for determining property values for ad valorem tax purposes. Fee appraisal, by contrast, involves appraising individual properties one at a time, typically for a fee.

Business Personal Property

The Business Personal Property department conducts annual inspections of many businesses, collecting relevant data on all new businesses and assigning zero values to accounts of businesses that are inactive or no longer exist as of January 1. The department also appraises aircraft, special inventory accounts, leased equipment, utilities, and pipelines located within Bastrop County.

Administrative Support/GIS/Deeds

The Administrative Support department provides public assistance for inquiries and information requests and administers partial and total exemptions, historical site exemptions, and tax ceiling transfers. The department also manages the scheduling of all informal and formal protests and assists the Appraisal Review Board by preparing minutes, finalizing protest outcomes, and facilitating the certified mailing of board orders. The Records department updates all ownership changes, while the Mapping department maintains and manages the district's

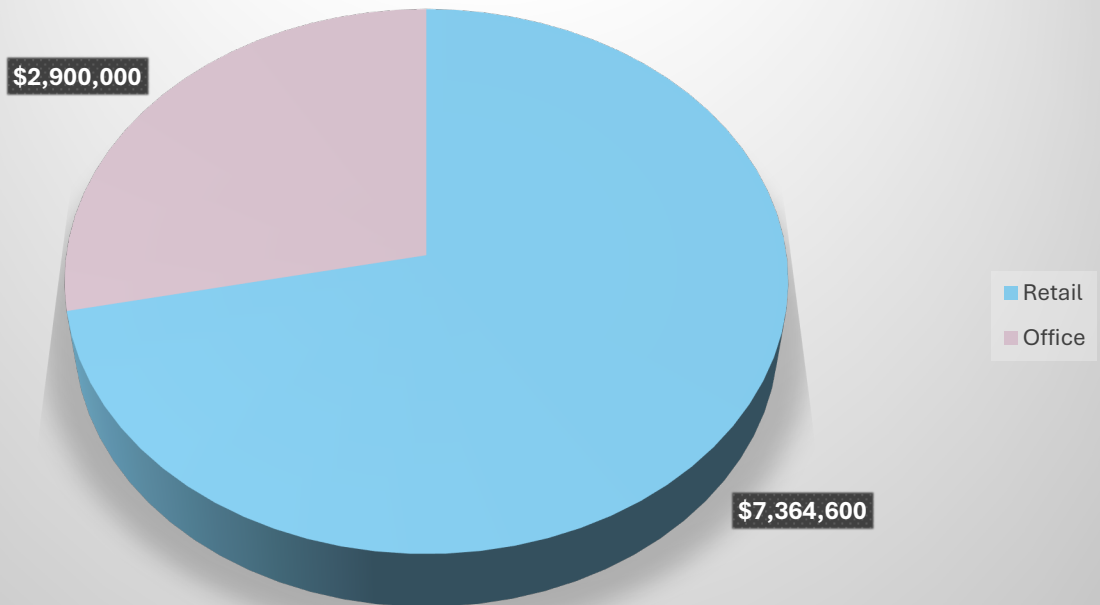
Appraisal Stats

SINGLE FAMILY HOMES

SCHOOL DISTRICT	# OF HOMES	#OF SALES	2022 MEDIAN VALUE	2023 MEDIAN VALUE	2024 MEDIAN VALUE	2025 MEDIAN VALUE
Elgin ISD	5,446	148	\$327,702	\$328,704	\$342,637	\$316,735
McDade ISD	510	1	\$275,734	\$250,271	\$290,042	\$267,651
Smithville ISD	4,173	81	\$283,142	\$267,978	\$309,714	\$289,456
Bastrop ISD	16,767	620	\$342,352	\$361,353	\$361,431	\$320,692

COMMERCIAL REAL ESTATE

Total Sale Dollars



Appraisal Stats

AGRICULTURAL SPECIAL VALUE

Type	# of Acres
Native Pasture	222,023
Improved Pasture	115,774
Wildlife / ECO LAB	59,282
Row Crop	4,963
Irrigated Row Crop	1,566
Orchards	2,824
Timber Production	1,134
Bees	2,037

TOP TEN TAXPAYERS

2025 Top 10 Taxpayers	Taxable Value
Space Exploration Technologies Corporation	\$338,170,632
HLP Hotel LLC	\$129,288,965
Bastrop Energy Partners LP	\$110,811,155
Big Star Solar, LLC	\$61,587,336
Union Pacific Railroad Co	\$61,010,146
Gentex Power Corp	\$56,224,540
LCRA Transmission Services Corp	\$54,614,332
BCSC LLC	\$42,753,984
Bluebonnet Electric Coop Inc	\$37,395,770
AVANTA IP Bastrop Owner LLC	\$28,964,012

Property Protests

In accordance with Section 41.44 of the Texas Property Tax Code, property owners and their authorized tax agents are entitled to file protests with the Appraisal Review Board (ARB) having jurisdiction over the matters protested. The appraisal district administers this process by scheduling protest hearings and providing timely notice to protesting parties of the date, time, and location of their hearings before the ARB. This process ensures taxpayers are afforded due process and an opportunity to be heard regarding of property appraisal.

INFORMAL CONFERENCE

Prior to the scheduling of formal hearings before the Appraisal Review Board (ARB), Bastrop Central Appraisal District conducts informal conferences with property owners and their authorized representatives. These conferences provide an opportunity for an informal discussion regarding property value and characteristics with appraisal staff and the property owner. Informal conferences generally begin in May and conclude in July and often result in the resolution of valuation concerns without the need for a formal ARB hearing.

FORMAL PROTESTS

The Appraisal Review Board (ARB) is authorized to hear all value protests and matters affecting a property's tax liability, as well as to ensure the equalization of property values. The protest process begins in early May and typically concludes in late July each year.

ARB members are independent of the appraisal district and serve as neutral arbiters between the Bastrop Central Appraisal District and property owners who contest their appraised values. The ARB functions as a quasi-judicial body and is appointed by the Board of Directors of the Bastrop Central Appraisal District.

Upon completion of the hearing process, the Appraisal Review Board approves and submits the certified appraisal roll to the Chief Appraiser for distribution to the taxing entities within Bastrop County.

Protest Stats

TOTAL PARCEL COUNT	77,338	74,927	73,553	71,204
TYPE	2025	2024	2023	2022
INFORMAL	2,768	3,640	6,088	5,327
ONLINE	541	649	1,463	1,891
25.25/CORRECTION	13	132	88	75
FORMAL	7534	5,320	4,270	4,730
AG	81	120	96	234
EXEMPTION		5	5	22
FAILURE TO DELIVER	1	8	8	75
LATE FILE	15	29	35	34
TOTAL	10,953	9,903	12,053	12,688
STATUS	2025	2024	2023	2022
SETTLED-INFORMALLY	6,671	5,013	8,042	7,418
INF TO FORMAL	385	717	1,079	2,018
ARB-APPROVED	588	1,961	1,050	1,103
ARB-DENIED	545	1,529	1,071	1,177
ARB-FNS	173	667	768	918
OPEN	2,591	16	43	54
TOTAL	10,953	9,903	12,053	12,688
PROTESTED BY	2025	2024	2023	2022
AGENT	7,733	5,606	5,762	4,246
OWNER	3,220	4,297	6,291	8,442
TOTAL	10,953	9,903	12,053	12,688

Collecting Entities Served in 2025

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
ESD3	Emergency District 3
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	Atlessa MUD
BVMUD	West Bastrop Village MUD
CDD	Centex Drainage District
EMUD1	Elgin MUD #1
EMUD2	Elgin MUD #2
LFMUD	Lund Fund MUD
MUD1	Bastrop County MUD #1
MUD3	Bastrop County MUD #3
MUD4	Bastrop County MUD #4
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
WMUD	Wildwood MUD

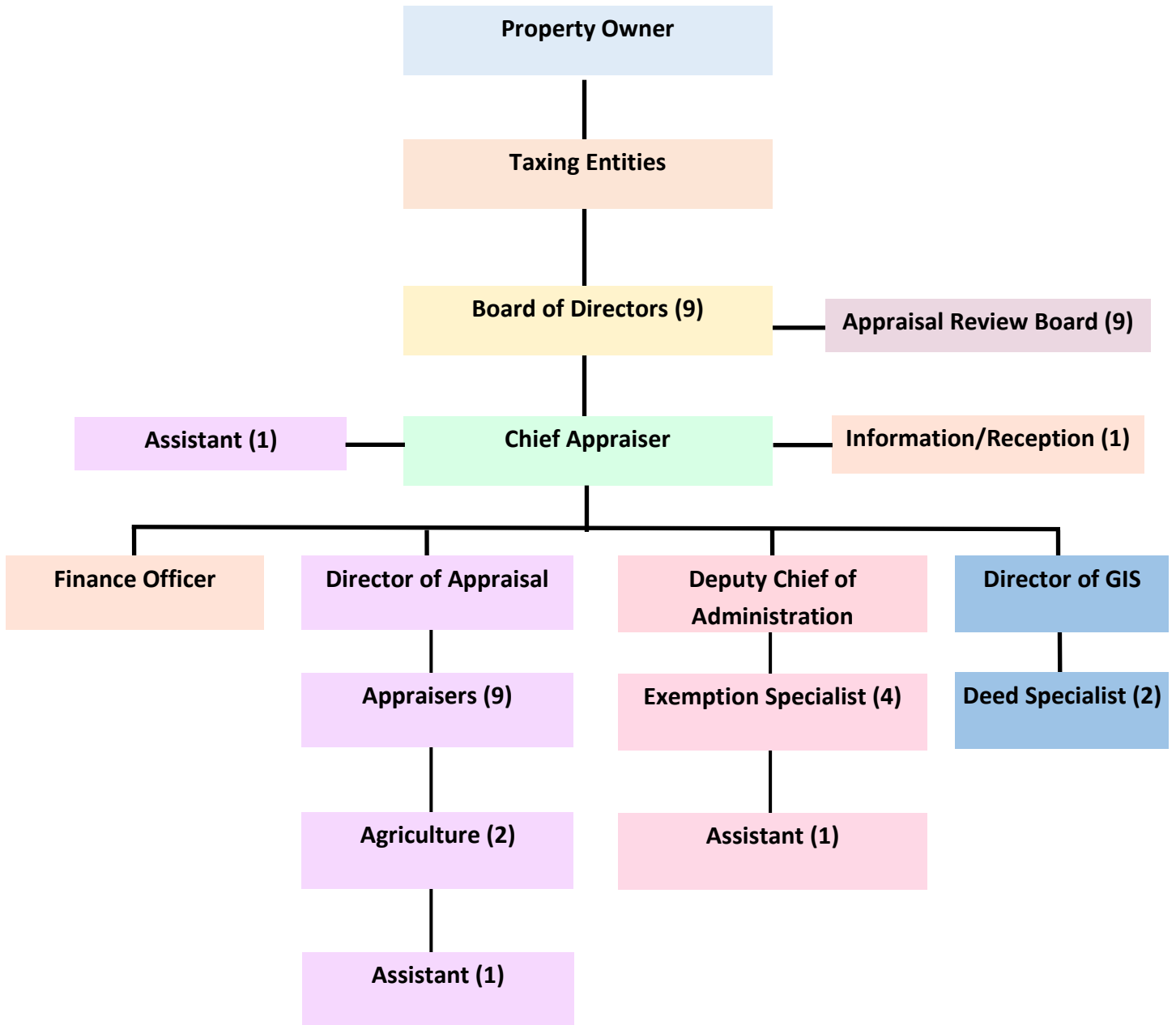
Exemptions

Bastrop CAD Exemptions

Taxing Unit	General Homestead	Over 65 Exemption	Disabled Person Exemption	Local Option	Freeze Ceiling
Bastrop ISD	\$140,000	\$60,000	\$60,000	-0-	Y
Elgin ISD	\$140,000	\$60,000	\$60,000	-0-	Y
Lexington ISD	\$140,000	\$60,000	\$60,000	-0-	Y
McDade ISD	\$140,000	\$60,000	\$60,000	-0-	Y
Smithville ISD	\$140,000	\$60,000	\$60,000	-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
Altesa 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 County ESD #3	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
Wildwood 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

David Glass

Sandra Archer

Justin Bezner

Jeannie Ralph

Ellen Owens

Michelle Gaertner

Paul Johnson

John Sabol