



2023 Annual Report

Greg Cook, Chief Appraiser

AUSTIN COUNTY APPRAISAL DISTRICT | 906 E. AMELIA ST., BELLVILLE, TEXAS 77418

INTRODUCTION

The Austin County Appraisal District is a political subdivision of the State of Texas. The Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller’s Property Tax Assistance Division govern the operations of the appraisal district.

MISSION

It is the mission of the Austin County Appraisal District (ACAD) to discover, list, and appraise all property within the boundaries of the District as accurately as possible in order to estimate a fair and equitable market value. The District will provide a well-managed office that will serve the public giving the same consideration, information, and assistance to each customer, as well as, provide up-to-date and accurate records to the taxing authorities.

The district will administer the laws under the Texas Property Tax Code and operate under the standards of

- The Property Tax Assistance Division of the Texas Comptroller’s Office
- The International Association of Assessing Officers
- The Uniform Standards of Professional Appraisal Practices

OVERVIEW

The Austin County Appraisal District is responsible for local property appraisal and exemption administration for 18 jurisdictions or taxing units in the county. Each taxing unit, such as the county, a city, school 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. Property appraisals and estimated values by the appraisal district allocate the year’s tax burden on the basis of each taxable property’s market value. The District also determines eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable or religious organizations and for agricultural productivity valuation.

ACAD is responsible for 656 square miles and 47,601 property accounts within Austin County. Columbus Independent School District, Brenham Independent School District, and Burton Independent School District have properties that over-lap into Austin County. ACAD is responsible for the appraisal and exemption administration of those properties. These accounts are included within the number of property accounts. Brazos Independent School District over-laps into Ft. Bend County. ACAD is not responsible for the appraisal or exemption administration of those properties. The accounts that are within Ft. Bend County are not included in the number of property accounts.

ACAD’s required operations are outlined in the Texas Administrative Code and are monitored by the Texas Comptroller of Public Accounts. Except as otherwise provided by the Texas Property Tax Code, all taxable property is appraised at “market value” as of January 1. Under the Texas Property Tax Code, Section 1.04(7), “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 purchaser 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 purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Texas Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Section 23.23), productivity (Section 23.41), real property inventory (Section 23.12), dealer inventory (Sections 23.121, 23.124, 23.1241 and 23.127), nominal (Section 23.18) or restricted use properties (Section 23.83) and allocation of interstate property (Section 23.03).

TAXING JURISDICTIONS

The Austin County Appraisal District is responsible for appraising all properties for each of the taxing jurisdictions that have territory located within Austin County. They are as follows:

- Austin County
- Bellville ISD
- Sealy ISD
- Brazos ISD
- Brenham ISD
- Burton ISD
- Columbus ISD
- City of Bellville
- City of Sealy
- Town of San Felipe
- City of Brazos Country
- City of Wallis
- Austin County Emergency Service District #1
- Austin County Emergency Service District #2
- Austin County Emergency Service District #3
- Bellville Hospital District
- MUD #1
- MUD #2

THE VALUATION PROCESS

The appraisal process is an art, not a science. The appraised value of real estate is calculated using specific information about each property. Using computer-assisted mass appraisal programs and recognized appraisal methods and techniques, information is compared with the data of similar properties and with recent cost and market data. The District, as required by the State of Texas, follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures, and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practices (USPAP) to the extent they are applicable. Chapter 23 of the Texas Property Tax Code contains statutes dealing with appraisal methods and procedures. Section 23.01 of this chapter was amended in 1997 to specify that appraisal districts are required to comply with the mass appraisal standards of USPAP (Standard Six) when the appraised value of a property is established using mass appraisal techniques.

The ACAD's Valuation Process in 2023

In order to make a valuation, the staff must first identify new properties. This is done by viewing aerial photography, reviewing local government records such as building permits, locating advertisements in the newspaper, and using miscellaneous online resources.

The staff must then collect data by visiting new and existing properties. The staff assesses the value of new structures, depreciation and the value of any new additions to existing structures. Additionally, appraisers must classify the quality of the construction by examining features such as rooflines, add-ons, construction type such as brick or wood, etc. Data regarding sales and building prices must also be collected.

These values must be entered into the automated system along with changes in property parcel sizes and exemptions received from homeowners, the elderly, disabled veterans, charitable or religious organizations, and agricultural productivity valuation (this includes property that qualifies based on wildlife practices).

Then the data must be analyzed following the mass appraisal standards of the USPAP. Properties are grouped by school district, subdivision, town and neighborhood. Questions such as “does the ACAD value match recent sales values?” must be answered. Value is then assessed to as close to 100% of market value as possible (per state law). If this is not the case, then an analysis must be done to determine the reason the values are not in line. Once this is determined, further adjustments are made according to existing professional standards.

Additionally, ACAD must:

- Analyze and revise office operations to conform with legislative changes,
- Compile and file reports required by the state,
- Work with customers regarding concerns and appeals,
- Prepare for state audits and inspections, and
- Perform required community outreach.

ACAD had 19 full-time employees during 2023 with the following classifications:

- 1 Administrative Professional
- 6 Appraisers
- 3 Administrative Support Professionals
- 9 Clerical / Support Staff

Note: Because the work is highly technical and closely regulated, appraisers and professionals must obtain licensing and attend yearly training on legislative updates. Additionally, all staff are required by the State of Texas to obtain yearly customer service training.

MINERAL, INDUSTRIAL, UTILITY AND RELATED PERSONAL PROPERTY

Mineral, industrial, utility and other related personal property is appraised by Pritchard & Abbott, Inc. (P&A) at the fair market value by utilizing approaches such as the cost approach, market approach, and income approach. The main source P&A uses for data collection is fieldwork by the appraisers and commercially/publicly available schedules developed on current costs such as Marshall & Swift, Handy-Whitman, Chemical Engineering Magazine, Oil & Gas Journal, etc. The validity of the values by P&A's income and cost approaches to value is tested against actual market transactions, if and when these transaction and verifiable details of the transactions are disclosed to P&A. These transactions are checked for meeting all requisites of fair market value definition. Any conclusions from this analysis are also compared to industry benchmarks before being incorporated in the calibration procedure.

PROPERTY TYPES APPRAISED

ACAD is responsible for the appraisal of 47,601 parcels. The following represents a summary of property types appraised by the district for 2023:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Single Family	8,633	2,098,059,574
B	Multi-Family	94	64,865,236
C	Vacant Lots	1,857	93,795,157
D1	Qualified Ag Land	8,666	4,015,798,799
D2	Farm/Ranch Improvements on Qualified Ag Land	4,192	467,718,281
E1	Residential Farm/Ranch Improvements on Qualified Ag Land	3,850	727,562,204
E2	Manufactured Housing on Qualified Ag Land	408	19,006,765
E3	Non-Qualified Ag Land	483	70,697,514
E4	Miscellaneous Improvements on Non-Ag Land	7	1,611,217
F1	Commercial Real Property	858	332,934,401
F2	Industrial Real Property	95	295,304,570
G1	Oil & Gas	9,732	29,132,170
J1	Water Systems	1	256,045
J2	Gas Distribution Systems	3	200,810
J3	Electric Companies	59	58,817,017
J4	Telephone Companies	67	8,224,120
J5	Railroad	41	79,506,020
J6	Pipeline Companies	164	166,143,910
J7	Cable Television Companies	4	384,010
J8	Other Types of Utilities	18	7,907,660
J9	Railroad Rolling Stock	2	17,945,618
L1	Commercial Personal Property	1,015	83,173,286
L2	Industrial Personal Property	332	405,997,700

M1	Mobile Homes	2,034	74,037,769
O	Real Property Inventory	306	10,602,851
S	Special Inventory	24	13,292,154
X	Exempt Property	4,656	218,840,226

GENERAL INFORMATION

	2023	2022
Properties Inspected	10,602	11,048
Exemptions Processed	1,613	1,315
1-d-1 Applications Processed	744	1190

INQUIRY AND FORMAL PROTEST DATA

	2023	2022
Informal Appeals Processed	176	184
Formal Appeals Processed	2,912	1,971
ARB Decisions	756	344
Settlement & Waivers	1,546	1,230
Withdrawn Protests	331	229
ARB No Shows	297	262
Arbitration Cases	6	1
Litigation Cases	11	0

CERTIFIED VALUE FOR ALL JURISDICTIONS

At least 95% of the 2023 appraisal records were not under protest or review by the Appraisal Review Board (ARB) as of July 19, 2023, therefore the ARB approved those records on that date. Certification of the 2023 Appraisal Roll occurred on July 21, 2023, by the Chief Appraiser. Certification statements were provided to each jurisdiction at that time. Copies of each of these documents are available for review at ACAD.

The following table represents the APPROVED values at certification:

	2023		2022	
	Market Value	Taxable Value	Market Value	Taxable Value
Austin County	9,389,199,529	4,699,519,518	7,912,782,169	4,111,771,641
Bellville ISD	5,045,367,807	1,804,020,576	4,243,890,968	1,714,082,016
Sealy ISD	3,674,199,571	1,875,023,227	3,095,131,370	1,783,485,394
Brazos ISD*	456,614,867	153,439,922	378,379,181	157,441,759
Brenham ISD*	73,461,187	20,802,025	59,824,936	21,463,859
Burton ISD*	1,985,227	264,897	854,236	246,767
Columbus ISD*	137,570,840	62,939,829	118,114,746	61,318,593
City of Bellville	506,436,547	399,523,329	426,928,582	358,086,783
City of Sealy	1,358,572,336	1,138,949,304	1,109,403,652	969,445,498
Town of San Felipe	206,375,429	159,105,549	186,887,671	157,614,968
City of Brazos Country	122,173,167	108,145,651	106,807,241	101,743,654

City of Wallis	113,488,546	82,163,706		91,913,384	75,459,932
Austin Co. ESD #1	878,822,659	534,047,022		735,083,440	485,843,407
Austin Co. ESD #2	2,459,724,418	1,634,036,147		2,048,767,838	1,391,374,718
Austin Co. ESD #3	456,920,427	200,466,503		378,655,281	180,019,961
Bellville Hospital Dist.	5,045,283,437	2,073,556,645		4,243,890,968	1,804,015,309
Austin County MUD#1	16,017,915	15,817,195		1,310,466	1,310,466
Austin County MUD#2	1,767,777	1,767,777		NA	NA

The following table represents the value UNDER REVIEW as of certification:

	2023			2022	
	Market Value	Taxable Value		Market Value	Taxable Value
Austin County	181,371,550	122,740,364		119,542,769	66,006,498
Bellville ISD	83,755,424	42,188,570		72,215,196	33,894,514
Sealy ISD	80,222,193	44,223,337		41,376,060	24,241,289
Brazos ISD*	13,782,002	7,944,050		4,841,812	2,690,411
Brenham ISD*	1,484,609	883,291		0	0
Burton ISD*	0	0		0	0
Columbus ISD*	2,127,322	1,659,033		1,109,701	761,395
City of Bellville	18,503,261	16,469,560		10,118,882	10,024,978
City of Sealy	26,276,929	23,185,123		13,296,684	13,158,552
Town of San Felipe	8,375,777	6,212,427		337,336	337,336
City of Brazos Country	6,359,909	5,877,060		3,937,908	3,708,672
City of Wallis	6,232,977	5,886,683		1,777,705	1,056,810
Austin Co. ESD #1	26,208,740	19,092,210		9,981,139	7,244,138
Austin Co. ESD #2	48,829,777	36,356,014		41,687,227	20,247,412
Austin Co. ESD #3	13,782,002	10,311,196		4,841,812	3,037,589
Bellville Hospital Dist.	83,755,424	50,686,882		72,215,196	35,009,010
Austin County MUD#1	0	0		0	0
Austin County MUD#2	0	0		NA	NA

*Includes only that portion which is situated in Austin County.

AVERAGE VALUE OF SINGLE-FAMILY RESIDENCE

	2023			2022	
	Market Value	Taxable Value		Market Value	Taxable Value
Austin County	284,061	233,895		203,030	193,779
Bellville ISD	311,127	170,050		219,317	173,983
Sealy ISD	279,430	126,440		204,613	140,880
Brazos ISD*	175,266	47,815		119,070	70,438
Brenham ISD*	378,154	220,673		163,310	123,310
Burton ISD*	327,547	120,641		105,024	65,024
Columbus ISD*	275,013	145,006		209,541	166,015
City of Bellville	260,081	213,194		183,882	181,210
City of Sealy	244,928	206,550		177,924	175,558

Town of San Felipe	243,755	184,211		150,242	147,331
City of Brazos Country	486,371	447,707		433,466	432,557
City of Wallis	166,923	126,959		113,402	111,206
Austin Co. ESD #1	327,533	278,373		230,690	223,305
Austin Co. ESD #2	262,893	220,045		194,489	185,502
Austin Co. ESD #3	175,266	130,910		119,070	111,250
Bellville Hospital Dist.	311,127	245,134		219,317	203,284
Austin County MUD#1	248,378	248,378		0	0
Austin County MUD#2	NA	NA		NA	NA

*Includes only that portion which is situated in Austin County.

CERTIFIED NEW VALUE FOR ALL JURISDICTIONS

	2023		2022	
	Market Value	Taxable Value	Market Value	Taxable Value
Austin County	124,342,430	122,945,318	98,358,417	96,494,064
Bellville ISD	54,222,406	52,020,305	41,231,790	40,006,359
Sealy ISD	65,200,288	58,232,500	51,267,347	48,430,288
Brazos ISD*	2,502,158	2,380,079	3,661,205	3,565,770
Brenham ISD*	290,463	290,463	394,618	394,618
Burton ISD*	0	0	0	0
Columbus ISD*	2,127,115	1,993,730	1,803,457	1,654,100
City of Bellville	6,831,924	6,831,924	3,933,545	3,933,545
City of Sealy	35,930,711	35,472,665	34,854,736	34,807,756
Town of San Felipe	3,837,636	3,837,636	1,150,726	1,150,726
City of Brazos Country	65,127	65,127	858,507	858,507
City of Wallis	579,654	576,251	804,258	803,815
Austin Co. ESD #1	9,621,599	9,596,484	4,865,758	4,252,405
Austin Co. ESD #2	51,650,890	51,130,094	43,962,770	43,715,843
Austin Co. ESD #3	2,502,158	2,499,088	3,661,205	3,657,940
Bellville Hospital Dist.	54,222,406	52,949,799	41,231,790	39,991,308
Austin County MUD#1	9,458,510	9,458,510	0	0
Austin County MUD#2	0	0	NA	NA

*Includes only that portion which is situated in Austin County.

EXEMPTIONS FOR ALL JURISDICTIONS

ACAD is responsible for administering the exemption applications filed by property owners. The following represents the number of exemptions granted (local option and state mandated) and the value lost for 2023 as of certification. A complete list is available at ACAD along with a comparison of the prior year.

	Homestead	Count	Over 65	Count	Disabled Person	Count	Disabled Vet**	Count
Austin County	47,364,450	8,015	24,975,190	3,839	0	0	30,785,053	297
Bellville ISD	324,359,401	3,722	15,509,080	1,639	330,033	39	11,987,607	107
Sealy ISD	394,504,371	6,541	12,108,537	1,281	317,970	38	8,320,853	128
Brazos ISD*	50,217,726	974	1,808,026	202	80,000	9	859,522	23
Brenham ISD*	2,812,657	32	149,424	22	0	0	0	0
Burton ISD*	179,931	2	0	0	10,000	1	0	0
Columbus ISD*	11,135,527	127	665,940	74	0	0	157,945	2
City of Bellville	0	0	2,195,001	447	0	0	1,814,678	32
City of Sealy	0	0	5,310,969	558	0	0	4,429,804	60
Town of San Felipe	0	0	459,208	104	8,334	2	608,736	11
City of Brazos Country	0	0	0	0	0	0	487,063	8
City of Wallis	0	0	410,370	149	0	0	1,557,943	17
Austin Co. ESD #1	4,233,254	882	2,669,754	415	0	0	4,156,009	34
Austin Co. ESD #2	11,774,862	2,485	6,420,322	984	0	0	8,165,754	101
Austin Co. ESD #3	2,615,256	577	1,680,762	272	0	0	1,948,235	24
Bellville Hospital Dist.	47,985,795	3,677	18,104,941	1,939	455,000	54	16,004,207	127
Austin County MUD#1	0	0	0	0	0	0	0	0
Austin County MUD#2	0	0	0	0	0	0	0	0

*Includes only that portion which is situated in Austin County.

**Includes the 100% Disabled Veterans Exemption (Section 11.131(b) of the Property Tax Code) and the Disabled Veteran’s or Survivor’s Exemption (Section 11.22 of the Property Tax Code)

	Abatement / VLA	Count	Pollution Control	Count	Freeport	Count	Other**	Count
Austin County	0	0	33,089,820	17	0	0	417,564	1
Bellville ISD	0	0	2,423,610	8	0	0	317,564	1
Sealy ISD	50,673,980	2	30,582,080	5	0	0	0	0
Brazos ISD*	0	0	0	0	0	0	0	0
Brenham ISD*	0	0	84,130	4	0	0	0	0
Burton ISD*	0	0	0	0	0	0	0	0
Columbus ISD*	0	0	0	0	0	0	0	0
City of Bellville	0	0	0	0	0	0	0	0
City of Sealy	3,112,090	1	29,464,820	4	0	0	0	0
Town of San Felipe	0	0	0	0	0	0	0	0
City of Brazos Country	0	0	0	0	0	0	0	0
City of Wallis	0	0	0	0	0	0	0	0
Austin Co. ESD #1	0	0	0	0	0	0	0	0
Austin Co. ESD #2	0	0	30,582,080	5	1,564,610	3	0	0
Austin Co. ESD #3	0	0	0	0	0	0	0	0
Bellville Hospital Dist.	0	0	2,423,610	8	0	0	417,564	1
Austin County MUD#1	0	0	0	0	0	0	0	0
Austin County MUD#2	0	0	0	0	0	0	0	0

*Includes only that portion which is situated in Austin County.

** For 2023, “Other” is Surviving Spouse.

Sealy ISD – VLA.

Exemptions, continued:

TAXING JURISDICTIONS	HS EXEMPTION	DP	OA
Austin County	2%*, 1%*, 1%*	\$0	\$7,000
Brazos ISD	5%*+\$100,000	\$10,000	\$10,000
Bellville ISD	\$100,000	\$10,000	\$10,000
Sealy ISD	10%*+\$100,000	\$10,000	\$10,000
City of Wallis	\$0	\$0	\$3,000
City of Bellville	\$0	\$0	\$5,000
City of Sealy	\$0	\$0	\$10,000
Town of San Felipe	\$0	\$5,000	\$5,000
City of Brazos Country	\$0	\$0	\$0
Austin Co Fire District #1	1%	\$0	\$7,000
Austin Co Fire District #2	1%	\$0	\$7,000
Austin Co Fire District #3	1%	\$0	\$7,000
Bellville Hospital District	5%*	\$10,000	\$10,000
Austin County MUD #1			
Austin County MUD #2			
	*\$5,000 minimum/floor, *+\$3000 State Mandate		

DISABLED VETERAN'S EXEMPTION	AMOUNT - (All jurisdictions - On any 1 property)
Less than 10% Disability	\$0
10-29% Disability Inclusive	\$5,000
30-49% Disability Inclusive	\$7,500
50-69% Disability Inclusive	\$10,000
70-100% Disability Inclusive	\$12,000
10% or more Disability w/ OA	\$12,000
Loss of use in one or more limbs, total blindness in one or both eyes or paraplegia	\$12,000
Surviving spouse and children of service member who dies while on active duty	\$5,000
<i>*100% Disability with Homestead Exemption</i>	<i>Total Market Value - (All jurisdictions)</i>

AGRICULTURAL VALUES	2022	2021	2020	2019
Wooded Pasture	\$60	\$47	\$38	\$29
Improved Pasture	\$114	\$112	\$104	\$107
Native Open Pasture	\$75	\$60	\$55	\$60
Dry Cropland	\$357	\$319	\$287	\$251
Irrigated Crops	\$591	\$595	\$600	\$613
Wood/Wasteland	\$64	\$54	\$42	\$25
Beekeeping	\$1,045	\$943	\$798	\$756
Solitary Bee Keeping	\$75	\$60	\$55	\$60

2023 STATE OF TEXAS OVERSIGHT

Each year, the Comptroller’s Property Tax Assistance Division (PTAD) performs either a Property Value Study (PVS) or Methods and Assistance Program (MAP) review of each appraisal district.

The Property Value Study (PVS)

Government Code Section 403.302 requires the Comptroller of Public Accounts to conduct a study to determine the degree of uniformity and the median level of appraisals by the appraisal district with each major category of property, as required by Section 5.10, Tax Code. This study is required every other year. If the locally appraised value in a school district is within the statistical margin of error of the state value, the Comptroller’s Property Tax Assistance Division (PTAD) certifies a school district’s local tax roll value to the Commissioner of Education. A 5 percent margin of error is used to establish the upper and lower value limit for each school district. If the local value is outside the acceptable range, the PTAD certifies the state value, unless the school district is eligible for a grace period, which is a period when local value is used even though it is determined to be invalid.

ACAD underwent a Property Value Study for 2022 and the results were released January 31, 2023. Preliminary results found that Bellville ISD, Sealy ISD and Brazos ISD values were invalid. Appeals were filed for all three school districts. Local value was certified for Sealy ISD and Brazos ISD, being under year one of grace. Bellville ISD’s appeal is ongoing. Because of the invalid findings for 2022, a Property Value Study was conducted for 2023, with the preliminary results being released January 31, 2024. Bellville ISD and Brazos ISD’s values were found to be valid. Sealy ISD value was found to be invalid but local value was certified because they are in year two of the grace period. School district PVS findings can be found on the Comptroller’s website at <https://comptroller.texas.gov/taxes/property-tax/pvs/index.php>. Final results for the 2023 PVS will be released in 2024.

Methods and Assistance Program (MAP) Reviews

Property Tax Code Section 5.102 requires the Comptroller to review county appraisal district (CAD) governance, taxpayer assistance, operating standards, appraisal standards, and procedures and methodology at least once every two years. ACAD was reviewed for 2023. The report for 2023 was released January 24, 2024, which indicated that ACAD passed all the Mandatory Requirements. ACAD received a “Meets All” rating of 100 in the areas of Governance, Taxpayer Assistance, Operating Procedures, and Appraisal Standards, Procedures and Methodology. A copy of the report is available for inspection on our website (www.austincad.org), at ACAD’s office, or on the Comptroller’s website at <https://comptroller.texas.gov/taxes/property-tax/map/2023/index.php>.

LEGISLATIVE CHANGES

There were many legislative changes as a result of the 2023 legislative sessions, with numerous bills passed affecting appraisal districts and property tax. One of the more notable changes came as a result of SB2 or the Property Tax Relief Act, which increased the homestead exemption amount for school districts from \$40,000 to \$100,000 for the 2023 tax year. The Austin County Appraisal District continues to administer the new laws that occurred in the 88th Legislative Session.

ACAD AND THE FUTURE

ACAD expects operating expenses to rise in the coming years based on population growth and increased state regulatory mandates.

920 new parcels and 186 new residences were added to the appraisal roll in 2023, due in part to the addition of 7 new subdivisions. There were 16 major and minor subdivision plats & replats filed in 2023. The expectation for 2024 and forward includes further development of existing subdivision properties as well as development of new subdivisions.

A 3-member committee, made up of current Board of Director's members, continues to evaluate future office space & personnel needs. A future satellite office in Sealy is also being planned.

ACAD is continuing with its in-house scanning project of certain documents in the property files to provide more office space by reducing filing cabinets.

An aerial imagery project will be completed in February 2024. ACAD is changing to a 1-year flight plan, which will greatly assist the field appraisers. While technology can assist ACAD in locating and evaluating new properties and changes to existing property, a personal inspection is ultimately necessary.

Please contact the appraisal district if you have any questions regarding this report at:

Austin County Appraisal District
906 E. Amelia St.
Bellville, Texas 77418

Phone: (979)865-9124

Fax: (979)865-3296

Website: www.austincad.org

Email: austincad@gmail.com