



# 2025 Annual Report

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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 663 square miles and 43,231 property accounts within Austin County. Columbus Independent School District, Brenham Independent School District, and Burton Independent School District have properties that overlap 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 overlaps 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 2025

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 types 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 18 full-time employees during 2025 with the following classifications:

- 1 Administrative Professional
- 4 Appraisers
- 4 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 transactions 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 43,231 parcels. The following represents a summary of property types appraised by the district for 2025:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Single Family	9,200	2,681,712,669
B	Multi-Family	120	75,794,062
C	Vacant Lots	1,669	107,451,045
D1	Qualified Ag Land	8,768	5,085,607,591
D2	Farm/Ranch Improvements on Qualified Ag Land	4,309	512,819,647
E1	Residential Farm/Ranch Improvements on Qualified Ag Land	3,977	929,224,116
E2	Manufactured Housing on Qualified Ag Land	403	24,864,461
E3	Non-Qualified Ag Land	526	104,643,186
E4	Miscellaneous Improvements on Non-Ag Land	6	1,907,314
F1	Commercial Real Property	872	412,211,562
F2	Industrial Real Property	103	372,479,378
G1	Oil & Gas	11,794	35,814,956
J1	Water Systems	0	0
J2	Gas Distribution Systems	3	270,860
J3	Electric Companies	57	70,076,304
J4	Telephone Companies	63	7,903,623
J5	Railroad	41	79,660,901
J6	Pipeline Companies	173	380,130,047
J7	Cable Television Companies	23	631,320
J8	Other Types of Utilities	20	7,717,640
J9	Railroad Rolling Stock	2	16,894,271
L1	Commercial Personal Property	985	86,370,590
L2	Industrial Personal Property	387	531,742,520

M1	Mobile Homes	2,105	117,936,387
O	Real Property Inventory	353	10,658,568
S	Special Inventory	25	11,497,187
X	Exempt Property	5,723	305,035,862

**GENERAL INFORMATION**

	2025	2024
Properties Inspected	8,887	7,059
Exemptions Processed	1,647	2,036
1-d-1 Applications Processed	1,114	763

**INQUIRY AND FORMAL PROTEST DATA**

	2025	2024
Informal Appeals Processed	96	329
Formal Appeals Processed	3,084	2,500
ARB Decisions	1,091	770
Settlement & Waivers	1,389	1,392
Withdrawn Protests	353	238
ARB No Shows	269	279
Arbitration Cases	32	16
Litigation Cases	5	7

**CERTIFIED VALUE FOR ALL JURISDICTIONS**

At least 95% of the 2025 appraisal records were not under protest or review by the Appraisal Review Board (ARB) as of July 15, 2025, therefore the ARB approved those records on that date. Certification of the 2025 Appraisal Roll occurred on July 21, 2025, 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:

	2025		2024	
	Market Value	Taxable Value	Market Value	Taxable Value
Austin County	11,924,365,078	5,823,770,878	10,764,016,530	5,269,104,067
Bellville ISD	6,197,513,966	2,062,872,505	5,750,601,993	2,042,534,905
Sealy ISD	4,829,664,899	2,354,286,983	4,221,596,180	2,153,058,231
Brazos ISD*	643,986,879	202,663,443	560,499,940	193,054,320
Brenham ISD*	90,581,769	32,917,969	75,625,622	23,646,352
Burton ISD*	2,118,704	319,342	2,048,786	305,903
Columbus ISD*	160,498,861	69,082,672	153,644,059	71,882,118
City of Bellville	581,777,805	489,452,629	554,477,189	452,221,677
City of Sealy	1,700,602,285	1,441,232,986	1,537,570,975	1,293,807,176
Town of San Felipe	240,533,174	178,748,360	212,442,381	164,155,855
City of Brazos Country	156,847,376	135,812,165	140,027,523	121,083,007

City of Wallis	142,595,229	106,967,556	128,736,465	98,209,491
Austin Co. ESD #1	1,127,531,888	670,903,879	986,153,036	596,715,803
Austin Co. ESD #2	3,257,208,383	2,156,803,561	2,858,830,660	1,876,116,869
Austin Co. ESD #3	644,394,499	276,101,156	560,866,650	243,131,128
Bellville Hospital Dist.	6,197,477,436	2,550,530,752	5,750,565,463	2,325,204,081
Austin County MUD#1	61,912,285	54,337,782	41,151,060	38,156,885
Austin County MUD#2	9,364,593	4,910,356	2,022,916	1,661,363

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

	2025		2024	
	Market Value	Taxable Value	Market Value	Taxable Value
Austin County	59,491,448	35,452,935	72,520,743	44,808,236
Bellville ISD	36,910,253	15,822,558	28,142,839	14,365,983
Sealy ISD	15,433,675	9,268,315	39,585,085	21,936,892
Brazos ISD*	6,413,744	3,649,194	2,599,100	1,019,949
Brenham ISD*	0	0	0	0
Burton ISD*	0	0	0	0
Columbus ISD*	733,776	533,776	963,312	753,312
City of Bellville	2,311,255	2,279,271	12,468,130	8,840,541
City of Sealy	6,521,746	6,073,050	13,571,258	12,260,001
Town of San Felipe	0	0	1,741,135	1,580,176
City of Brazos Country	0	0	3,039,750	2,501,250
City of Wallis	1,324,960	1,195,819	425,230	412,855
Austin Co. ESD #1	2,101,281	1,138,665	14,413,146	8,330,422
Austin Co. ESD #2	12,168,291	9,721,108	20,698,698	15,776,952
Austin Co. ESD #3	6,43,774	4,676,380	2,599,100	1,458,976
Bellville Hospital Dist.	36,910,253	19,150,023	28,142,839	15,762,283
Austin County MUD#1	340,968	340,968	0	0
Austin County MUD#2	0	0	0	0

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

#### AVERAGE VALUE OF SINGLE-FAMILY RESIDENCE

	2025		2024	
	Market Value	Taxable Value	Market Value	Taxable Value
Austin County	339,949	269,450	326,892	260,921
Bellville ISD	364,632	174,444	349,141	203,495
Sealy ISD	337,495	126,740	326,339	154,790
Brazos ISD*	226,073	46,538	210,015	71,225
Brenham ISD*	354,493	192,992	344,090	212,699
Burton ISD*	280,515	71,580	335,248	140,136
Columbus ISD*	311,696	140,373	311,242	183,670
City of Bellville	288,154	263,205	287,221	246,514
City of Sealy	283,349	255,807	278,651	238,434

Town of San Felipe	279,164	243,324		269,329	224,600
City of Brazos Country	630,712	565,561		590,280	507,919
City of Wallis	209,055	170,152		195,252	156,224
Austin Co. ESD #1	411,106	347,285		389,602	316,717
Austin Co. ESD #2	312,994	273,606		304,665	252,884
Austin Co. ESD #3	226,073	175,734		210,015	161,275
Bellville Hospital Dist.	364,632	301,766		349,141	279,231
Austin County MUD#1	257,719	239,215		253,400	249,595
Austin County MUD#2	447,844	447,844		NA	NA

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

**CERTIFIED NEW VALUE FOR ALL JURISDICTIONS**

	2025		2024	
	Market Value	Taxable Value	Market Value	Taxable Value
Austin County	144,102,325	134,623,684	172,457,293	170,853,689
Bellville ISD	61,093,163	52,176,832	68,368,285	66,339,101
Sealy ISD	69,959,804	57,787,861	86,936,742	76,385,764
Brazos ISD*	9,200,158	8,487,949	14,412,852	13,859,019
Brenham ISD*	1,089,106	1,086,180	400,749	400,749
Burton ISD*	0	0	414	414
Columbus ISD*	2,760,094	2,759,803	2,338,251	2,338,251
City of Bellville	16,447,598	14,813,957	13,990,461	13,990,461
City of Sealy	31,915,608	29,651,461	44,037,117	43,245,779
Town of San Felipe	1,816,989	1,814,907	3,092,377	3,092,337
City of Brazos Country	403,273	364,249	1,731,887	1,731,887
City of Wallis	1,206,915	1,179,234	2,282,118	2,282,118
Austin Co. ESD #1	11,250,156	10,888,429	14,049,532	14,020,777
Austin Co. ESD #2	52,869,232	50,174,851	70,118,651	69,243,844
Austin Co. ESD #3	9,200,158	8,818,663	14,412,852	14,408,218
Bellville Hospital Dist.	61,093,163	56,147,302	68,368,285	67,358,552
Austin County MUD#1	13,760,711	13,704,521	20,909,014	20,909,014
Austin County MUD#2	2,914,706	2,914,358	0	0

\*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 2025 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	79,083,133	8,732	195,912,213	4,335	0	0	52,159,463	356
Bellville ISD	485,702,860	4,043	92,837,144	1,753	1,289,355	30	17,431,473	127
Sealy ISD	588,289,296	7,004	73,117,613	1,389	1,810,815	37	13,140,849	143
Brazos ISD*	70,055,927	910	8,729,802	202	253,315	7	509,795	16
Brenham ISD*	3,826,255	32	680,006	24	0	0	0	0
Burton ISD*	236,716	2	0	0	60,000	1	0	0
Columbus ISD*	16,165,771	135	3,766,490	72	0	0	169,594	2
City of Bellville	0	0	2,460,256	506	0	0	4,640,524	41
City of Sealy	0	0	6,101,094	637	0	0	8,798,785	79
Town of San Felipe	0	0	580,000	130	15,000	3	711,851	11
City of Brazos Country	0	0	0	0	0	0	1,834,494	15
City of Wallis	0	0	470,729	169	0	0	1,217,250	14
Austin Co. ESD #1	4,761,027	965	3,092,569	486	0	0	7,192,163	43
Austin Co. ESD #2	13,182,306	2,780	7,316,226	1,124	0	0	15,697,207	125
Austin Co. ESD #3	2,662,513	596	1,875,327	306	0	0	1,980,906	22
Bellville Hospital Dist.	62,164,360	3,978	20,253,128	2,176	359,441	47	26,825,552	159
Austin County MUD#1	0	0	0	0	0	0	60,500	6
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	55,794,730	24	0	0	0	0
Bellville ISD	0	0	15,621,180	10	0	0	0	0
Sealy ISD	50,632,700	2	38,783,920	9	0	0	0	0
Brazos ISD*	0	0	1,323,320	1	0	0	0	0
Brenham ISD*	0	0	66,310	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	22,620,000	2	28,323,230	6	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	2,456,570	1	0	0	0	0
Austin Co. ESD #2	0	0	36,327,350	8	40,740,330	7	0	0
Austin Co. ESD #3	0	0	1,323,320	1	0	0	0	0
Bellville Hospital Dist.	0	0	15,621,180	10	0	0	0	0
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 2024, “Other” is Surviving Spouse.

Sealy ISD – VLA.

Exemptions, continued:

TAXING JURISDICTIONS	HS EXEMPTION	DP	OA
Austin County	3%*, 3%*, 3%*	\$0	\$50,000
Brazos ISD	5%*+\$140,000	\$60,000	\$60,000
Bellville ISD	\$140,000	\$60,000	\$60,000
Sealy ISD	10%*+\$140,000	\$60,000	\$60,000
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	\$0	\$0	\$0
Austin County MUD #2	\$0	\$0	\$0
	*\$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	2025	2024	2023	2022
Wooded Pasture	\$68	\$70	\$71	\$60
Improved Pasture	\$101	\$95	\$117	\$114
Native Open Pasture	\$79	\$79	\$80	\$75
Dry Cropland	\$356	\$368	\$396	\$357
Irrigated Crops	\$579	\$546	\$578	\$591
Wood/Wasteland	\$80	\$80	\$82	\$64
Beekeeping	\$1,477	\$1,032	\$1,032	\$1,045
Solitary Bee Keeping	\$79	\$79	\$80	\$75

## **2025 STATE OF TEXAS OVERSIGHT**

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

### The School District Property Value Study (SDPVS)

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 2024, and the results were released January 31, 2025. Final results found that Bellville ISD, Sealy ISD and Brazos ISD values were valid and local value was certified. School district PVS findings can be found on the Comptroller’s website at <https://comptroller.texas.gov/auto-data/PT2/PVS/2024P/008index.php>. The CAD will undergo a PVS in 2026.

### 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 2025. The report for 2025 was released January 24, 2026, 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](http://www.austincad.org)), at ACAD’s office, or on the Comptroller’s website at <https://comptroller.texas.gov/taxes/property-tax/map/2025/index.php>.

## **LEGISLATIVE CHANGES**

Based on the 2025 legislative session, Texas homeowners saw significant property tax reforms, with numerous bills passed impacting appraisal districts. The passage of Texas Proposition 13 in November 2025, driven by Senate Bill 4, increased the school district homestead exemption from \$100,000 to \$140,000 for the 2025 tax year. Additionally, for homeowners aged 65 and older or disabled, Proposition 11 raised their specific exemption to \$200,000.

Effective January 1, 2026, House Bill 9, approved by voters, amends the Texas Tax Code to significantly increase the Business Personal Property (BPP) exemption. The exemption for income-producing tangible personal property rises from \$2,500 to \$125,000 per location.

Looking ahead, any reforms resulting from the 90th Legislative Session (2027) are scheduled for implementation in September of that year, where applicable.

### **ACAD AND THE FUTURE**

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

1,341 new parcels and 355 new residences were added to the appraisal roll in 2025, due in part to the addition of new subdivisions and sections. In 2025 there were 15 subdivision plats filed: 1 larger subdivision with 3 sections, 3 additions to existing subdivisions, 2 amendments for existing subdivisions and 1 replat. The expectation for 2026 and forward includes further development of existing subdivision properties as well as development of new subdivisions.

A 4-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 was completed in February 2026. ACAD has changed 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

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