



**BRAZORIA COUNTY
PROPERTY TAX
SEMINAR 2024**



WELCOME

- Introductions
 - Representative Cody Vasut – Invocation, Pledges
 - Kristin Bulanek – Tax Assessor-Collector
 - Marcel Pierel – Chief Appraiser
 - Joyce Hudman – County Clerk

PROPERTY TAXES BASICS

Who

What

When

Where



PROPERTY OWNER

ALSO KNOWN AS THE TAX PAYER

- **Have the right to protest your property value**
- **Responsible for paying property taxes**



APPRAISAL DISTRICT

BRAZORIA COUNTY APPRAISAL DISTRICT

- **Most Common Misunderstanding: The Appraisal District and Tax Office are two in the same.**

NOT TRUE!

- **BCAD is a Subdivision of the State, administered by the Chief Appraiser**
- **Responsible for appraising the value of your property each year as of January 1**
- **Review and grant exemptions**

Contact the Appraisal District to answer questions about exemptions or how your appraised value was determined.



TAXING UNITS

- **County, School Districts, Cities, Junior Colleges, Hospital Districts, Emergency Service Districts, and other special districts**
- **Responsible for deciding how much money that is going to be spent each year to provide public services.**
- **Council or Board members will then set a property tax rate to fund the budget.**

Contact your local council or board members to discuss concerns or questions you may have regarding their budget or tax rates.

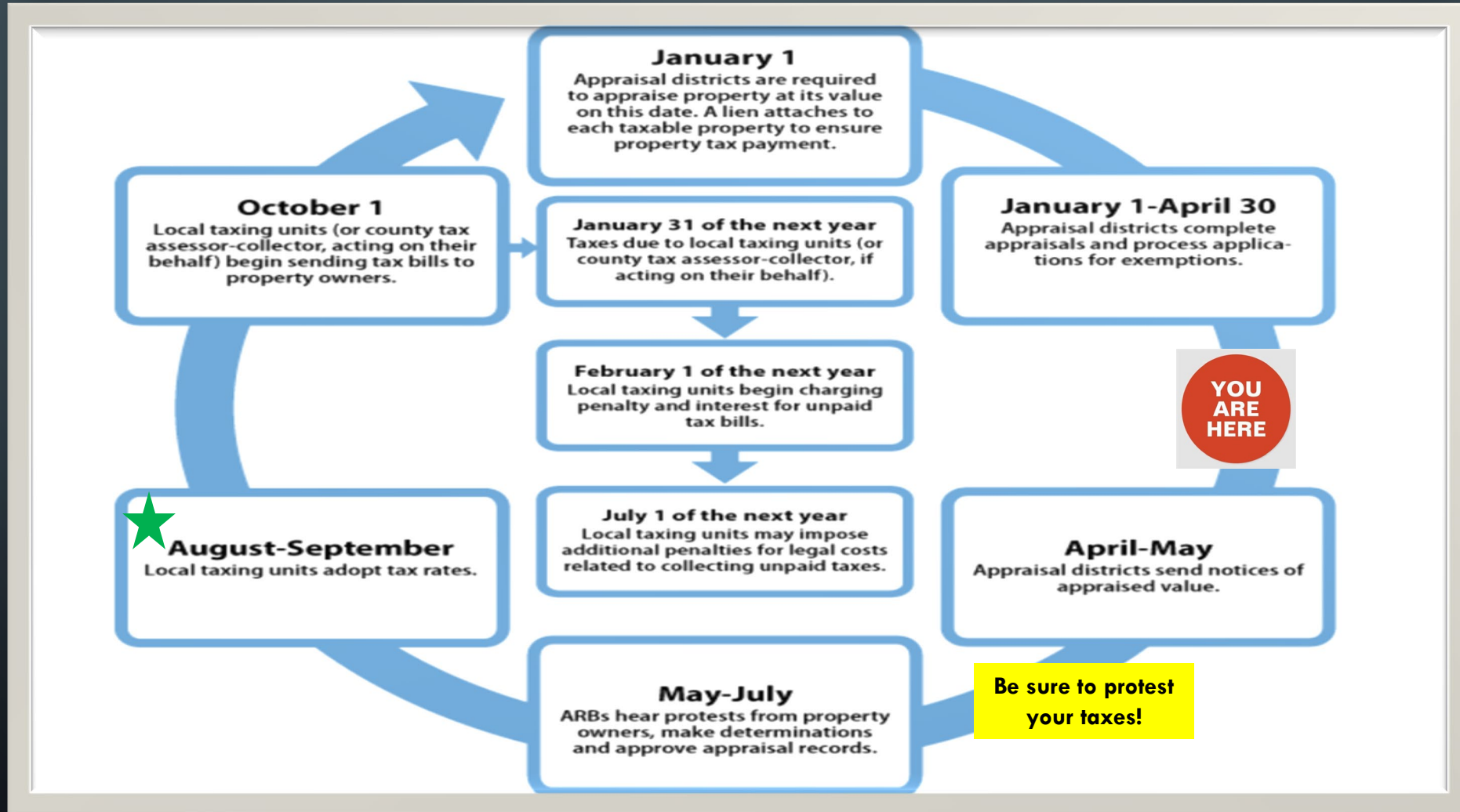


BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR

- Administers the Brazoria County Tax Office
- Responsible for taking the values from the Appraisal District and the tax rates set by the taxing units to calculate and create tax bills and collect property taxes.



THE PROPERTY TAX SYSTEM



BRAZORIA COUNTY COMMISSIONERS COURT

Position	Last Name	First Name	Phone	E-mail
County Judge	Sebesta	Matt	979-864-1200	MattS@brazoria-county.com
Commissioner Pct 1	Payne	Donald "Dude"	979-265-3953	dudep@brazoria-county.com
Commissioner Pct 2	Cade	Ryan	979-864-1548	rcade@brazoria-county.com
Commissioner Pct 3	Adams	Stacy	281-331-3197	stacya@brazoria-county.com
Commissioner Pct 4	Linder	David	979-345-1130	DavidL@brazoria-county.com

SCHOOL BOARD MEMBERS

Angleton ISD

Position	Last Name	First Name	Phone	E-mail
President	Gainnes	Tommy		tgainnes@angletonisd.net
Vice President	Hunter	Kimi		khunter@angletonisd.net
Secretary	Talbert	Dana		dtalbert@angletonisd.net
Member	Bieri	Regina		rbieri@angletonisd.net
Member	Brewer	Heather		hbrewer@angletonisd.net
Member	Journeay	Justin		jjourneay@angletonisd.net
Member	Stroman	Michael		mstroman@angletonisd.net

Brazosport ISD

Position	Last Name	First Name	Phone	E-mail
President	Mason	Howard	979-233-0494	mhowards@brazosportisd.net
Vice President	Schwertner	Scott	979-481-9509	scott.schwertner@brazosportisd.net
Secretary	Adkins	Jerry	979-265-6379	jerry.adkins@brazosportisd.net
Assistant Secretary	Rinehart	Joe	979-236-1931	joe.rinehart@brazosportisd.net
Member	Sayes	Patty	979-236-6256	patty.sayes@brazosportisd.net
Member	Cueiller	Liz	979-233-6403	lizabeth.cueiller@brazosportisd.net
Member	Dunn	Chris	979-236-9337	chris.dunn@brazosportisd.net

Danbury ISD

Position	Last Name	First Name	Phone	E-mail
President	Corbell	Cody		cody.corbell@danburyisd.org
Vice President	Williams	Tara Bulanek		tara.bulanek@danburyisd.org
Secretary	LoStracco	Roy		roy.lostracco@danburyisd.org
Member	Dees	Danny		danny.dees@danburyisd.org
Member	Williams	Clint		clint.williams@danburyisd.org
Member	Jennings	Shane		shane.jennings@danburyisd.org
Member	Mitchell	Dory		dory.mitchell@danburyisd.org

Sweeny ISD

Position	Last Name	First Name	Phone	E-mail
President	Mathis	Earl		earlmathis@windstream.net
Vice President	McAda	Connie		cmcada@windstream.net
Member	Bohlar-Schroeder	Donna		dbohlar@yahoo.com
Member	Reddoch	Jan		jan.reddoch@gmail.com
Member	Fields-Bell	Debra		dfieldsbell@yahoo.com
Member	Douget	Bryan		bryan_douget@live.com
Member	Baca	Amanda		amanda0338@gmail.com

Columbia-Brazoria ISD


Position	Last Name	First Name	Phone	E-mail
President	Champagne	Jonathan		jonathan.champagne@cbisd.com
Vice President	Danford	Becky		becky.danford@cbisd.com
Secretary	Huebner	Linda		matt.damborsky@cbisd.com

On the Tax Assessor-Collector's website for ALL tax units in Brazoria County.

[Tax Office | Brazoria County, TX \(brazoriacountytx.gov\)](http://brazoriacountytx.gov)


CONSOLIDATED TAX BILLS

SENT OUT IN OCTOBER

 Kristin R. Bulanek Brazoria County Tax Assessor-Collector 111 E. Locust Angleton, TX 77515 (979) 864-1320		2023 Tax Statement Property Account Number: 12345678910					
Statement Date: 10/25/2023 Owner: DOE JOHN & JANE Mailing Address: 000 MAIN STREET ANGLETON, TX 77515-000		Property Location: 000 MAIN STREET Acres: 1 Legal: BRAZOS SEC 2 LOT 1 (A6676) BLOCK 1 Appraisal Dist. Num: 123456					
Exemptions: CAP ADJUSTMENT, GENERAL HOMESTEAD, OPTIONAL HOMESTEAD Assessment Ratio 100%							
LAND MARKET	IMPR MARKET	APPRAISED	LESS CAPPED	ASSESSED	HOMESITE	AC MARKET	NON-QUALIFYING
30,480	589,330	619,810	2,270	617,540	619,810	0	619,810
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax		
BRAZORIA COUNTY			494,032	0.270664	1337.17		
SPEC. ROAD & BRIDGE			491,032	0.043284	212.54		
PEARLAND ISD			517,540	1.137300	5885.98		
BRAZORIA DRAINAGE 4		125,778	494,032	0.114786	567.08		
CITY OF PEARLAND		17,709	602,101	0.655400	3946.17		
TOTAL BASE TAX					11,948.94		
Total Amount Due					\$11,948.94		

***ADDITIONAL COUNTY SALES TAX REDUCED YOUR COUNTY AD VALOREM TAX BY \$389.32.**

↓ Detach ↓
Return With Payment




Visit our website for online credit card or echeck payments:
<https://brazoria.propertytaxpayments.net> -OR- scan QR code
 -OR- Dial 1-800-933-8219

IF NOT MAKING FULL PAYMENT, MARK A BOX
IF YOU PAY BY CHECK, YOU MUST PAY BY NOVEMBER 30, AND ONE HALF BY JUNE 30, WITHOUT PENALTY OR INTEREST.

DISABLE SOCIAL SECURITY BENEFIT OR DISABLED VETERAN HOMESTEAD
APPLICABLE TO PROPERTY OWNERS OF QUALIFYING VETERAN RESIDENTS BY WHICH TO MAKE 50% AND 75% DISCOUNT PAYMENT OR INTEREST. YOU MUST BE RECEIVING THE BENEFIT OF SOCIAL SECURITY OR VETERAN BENEFIT.

PARTIAL PAYMENT - PARTIAL PAYMENT IN ANY AMOUNT ACCEPTED
RECEIPT REQUESTED



DOE JOHN & JANE
 000 MAIN STREET
 ANGLETON, TX 77515-000

Property Account Number
12345678910

Total Amount Due **\$11,948.94**

IF PAID IN	AMOUNT DUE
NOV	\$11,948.94
DEC	\$11,948.94

AMOUNT PAID

Please Make Checks Payable To:
Kristin R. Bulanek, TAC

12345678910 2023 102023 00001194894 00001194894 00001194894 2

PAYMENT OPTIONS

FOR PROPERTY TAXES
OFFERED BY THE BRAZORIA COUNTY TAX OFFICE

- **Split Payment/Half Pay**
- **Quarter Pay for Over 65 & Disabled Persons**
- **Quarter Pay for Declared Areas of Disaster**
- **Deferral for Over 65 & Disabled Persons**
- **Partial Payments**





SPLIT PAYMENT

- Pay half of your property taxes by NOVEMBER 30th and the remaining half no later than JUNE 30th.
- Do not have to have homestead exemption to take advantage of this option

OVER65/DISABLED QUARTER PAY

- Homestead properties with an Over 65 Exemption, Disability Exemption, Disabled Veteran Exemption or their unmarried surviving spouses who qualify for the exemptions can pay property taxes in 4 equal installments.
- Payments are due ***no later than January 31st , March 31st , May 31st , July 31st***

DECLARED AREAS OF DISASTER QUARTER PAY

- Allows homeowners, other certain residential property owners and certain small business whose property is located in a disaster area or emergency and has been damaged as a direct result of the disaster or emergency to pay their property taxes in 4 equal installments.
- Payments are due ***no later than January 31st , March 31st , May 31st , July 31st***

DEFERRAL

- Persons age 65 or older or disabled or persons who qualify for a disabled veterans exemption can apply for a deferral with the Brazoria County Appraisal District to defer payment of taxes on their residence homestead.
- Taxes are deferred, **BUT NOT CANCELLED.**
- All deferred taxes and interest become due when the homeowner or surviving spouse no longer own or live in the home.

PARTIAL PAYMENTS

- We do accept partial payments for property taxes.
- Pay as you can once you have received your bill.



-----*Who to Call???*-----

For you, a quick reference!



bcad



Brazoria County Appraisal District

Marcel Pierel III

Chief Appraiser

What is an Appraisal District?

- The district is responsible for appraising property in their county for ad valorem tax purposes for each taxing unit that imposes ad valorem taxes. For example: school districts, cities, water districts, and MUDs to name a few.
- An appraisal district is a political subdivision of the state.



Who makes up the Appraisal District?

- ▶ **BOARD OF DIRECTORS**

- ▶ The appraisal district is governed by a board of directors.

- ▶ **CHIEF APPRAISER**

- ▶ The chief appraiser is the chief administrator of the appraisal office.

- ▶ **APPRAISAL REVIEW BOARD (ARB)**

- ▶ Appointed by the local administrative district judge.
- ▶ Hear protest (ARB Formal Hearings) between district and property owners/agents.



Board of Directors

- Five voting members appointed by taxing units in Brazoria County. County Tax Assessor Collector is a non-voting member.

Primary Duties

- Establish an Appraisal District office.
- Hire a Chief Appraiser.
- Approve an annual budget (By Sept. 15th).
- Appoint a taxpayer liaison officer.
- The BOD does not have authority over setting the appraised values for the District or the appraisal methods used by the District.



Chief Appraiser

- Appointed by the board of directors.
- Chief administrator of the appraisal office.
- The chief appraiser may employ and compensate professional, clerical, and other personnel as provided by the budget.
- Main duty is to grant exemptions (ex. Homestead, Over 65, Disabled Person, Disabled Vet., Agriculture Etc.).



Appraisal Review Board (ARB)

- The ARB is a separate body from the appraisal office and serves a different function. They are local citizens appointed by a district judge that hear protest between property owners and the appraisal district.
- Approve supplemental changes to a previous certified appraisal/tax roll. (Only back five years)
- Most protest hearings are done in one boardroom at the district; but they could hear cases over phone or virtually.
- ARB must approve appraisal records by July 20th but may not do so if more than 5 percent of total appraised value remains under protest.



Checks & Balances

- **WHY DOES MY VALUE INCREASE???**
- **PROPERTY VALUE STUDY:** The Comptroller's Property Tax Assistance Division (PTAD) conducts the property value study (PVS) to estimate a school district's taxable property value. The results of the PVS can affect a school district's state funding.
- The secondary purpose of the PVS is to collect data to provide taxpayers, school districts, appraisal districts and the Legislature with measures of appraisal district performance.

95% TO 105% OF MARKET VALUE

Checks & Balances cont.

- **METHODS AND ASSISTANCE PROGRAM (MAP)**
- Tax Code Section 5.102 requires the Comptroller of Public Accounts to review each appraisal district's governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology at least once every two years.

Glenn Hegar
Texas Comptroller of Public Accounts
2022-23 Final Methods and Assistance Program Review
Brazoria County Appraisal District
Current MAP Cycle Chief Appraiser(s): Marcel Pierel

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	16	16	100
Taxpayer Assistance	20	20	100
Operating Procedures	24	24	100
Appraisal Standards, Procedures and Methodology	28	28	100



Valuing Property

- Tax Code Section 23.01 requires taxable property to be appraised at market value as of Jan. 1.
- Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions.
- Three common approaches that the appraisal district may use in appraising property are the **sales** comparison (market) approach, the **income** approach and the **cost** approach.



Valuing Property cont.

- The market value of property shall be determined by the application of generally accepted appraisal methods and techniques.
- If the appraisal district determines the appraised value of a property using **mass appraisal** standards, the mass appraisal standards must comply with the **Uniform Standards of Professional Appraisal Practice (USPAP)**. The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property.



Valuing Property cont.

- **Mass appraisal** is the process of valuing a group of properties as of a given date and using common data (such as sales), standardized methods, and statistical testing. To determine a parcel's value, appraisers must rely upon valuation equations, tables, and schedules developed through mathematical analysis of market data.

Protest Deadline

****Effective September 1, 2017 important deadlines have changed. The deadline to protest is now May 15 and the deadline to file business personal property renditions is April 15th.****

MAY 15

Exemptions

- **General Residence Homestead Exemption (HS)**

(Tax Code Section 11.13(a) and (b)) Property was owned and occupied as owner's principal residence. No residence homestead exemption can be claimed by the property owner on any other property. **As of January 1st 2022; a homestead exemption can be prorated on the date the owner occupies the property.**

- *** Disabled Person Exemption (DP)** (Tax Code Section 11.13(c) and (d))

Persons under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance.

Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence

homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form

50-114-A) This exemption cannot be combined with the persons age 65 or older exemption.

Exemptions cont.

- *** Age 65 or Older Exemption (OV65)** (Tax Code Section 11.13(c) and (d))

This exemption is effective Jan. 1 of the tax year in which the property owner becomes age 65. Property owners not identified on a deed or other instrument recorded in the applicable real property records as an owner of the residence homestead must provide an affidavit or other compelling evidence establishing the applicant's ownership interest in the homestead. (See Form 50-114-A) This exemption cannot be combined with the disabled persons exemption.

- *** Surviving Spouse of an Individual Who Qualified for Age 65 or Older Exemption (OV65s)** (Tax Code Section 11.13(q))

Surviving spouse of person who qualified for the age 65 or older exemption may receive this exemption if the surviving spouse was 55 years of age or older when the qualifying spouse died. The property must have been the surviving spouse's residence homestead at the time of death and remain the surviving spouse's residence homestead. This exemption cannot be combined with an exemption under 11.13(d).

Exemptions: Homestead Cap

- **Texas Property Tax Code Sec 23.23 limits increases of the total assessed value to 10% from year to year if the property is under homestead exemption.**
- **This 10% increase excludes any improvements added by the property owner (i.e. new workshop, add-on to home, pool, etc.).**
- **This section does not limit market value increases.**

Exemptions Homestead Cap Example

Example:

2023 Values

Exemptions: HS (Homestead)

Assessed value= \$200,000

Total Market Value = \$250,000

2024 Values

Exemptions: HS (Homestead)

Assessed value= **\$220,000*** (10% increase)

Total Market Value = \$250,000 (25% increase)

*The assessed value is the value at which your exemptions are deducted (state law). The appraisal district can only adjust the market value.

Exemptions Homestead Cap Example

Example:

2023 (Pre 100K change) Values of School Taxable Value

Market value=	\$250,000
Assessed value=	\$200,000
Exemptions: HS (Homestead)	-\$40,000 (required by law)
Taxable Value=	<u>\$160,000</u>

2024 Values of School Taxable Value

Market value=	\$250,000
Assessed value=	\$220,000
Exemptions: HS (Homestead)	-\$100,000 (required by law)
Taxable Value=	<u>\$120,000</u>

New for 2024 Circuit Breaker Limitation on Non-Resident Homestead Property Value Increases

- Texas Property Tax Code Sec 23.231 sets a limit on the amount of annual increase to the appraised value of real property other than a residence homestead to not exceed the lesser of:
 - the property's market value; or
 - the sum of:
 - **20 percent** of the property's appraised value for the preceding year;
 - the property's appraised value for the preceding year; and
 - the market value of all new improvements to the property.
- The circuit breaker limitation applies only to real property that is not a residence homestead and is:
 - valued at \$5 million or less; and
 - not real property that qualifies for special appraisal as:
 - agricultural land;
 - timberland;
 - recreational, park and scenic land;
 - public access airport property; or
 - restricted-use timberland.

Example- Circuit Breaker Limitation (20% value cap)

Example:

2023 Value with Building (improvement value & land value)

Exemptions: NONE

Assessed value= \$200,000

Total Market Value = \$200,000

2024 Valueswith Building (improvement value & land value)

Exemptions: NONE

Assessed value= **\$240,000*** (20% increase)

Total Market Value = \$250,000 (25% increase)

*The assessed value is the value at which your tax rate would be applied. In this case the assessed value is the taxable value for the entities. The appraisal district can only adjust the market value.



Conclusion cont.

- Check with your local taxing jurisdictions and ask if they plan on adding/modifying or creating new local exemptions; to offset the increase in assessed appraisal values.
- The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

**WE ARE HERE TO HELP YOU UNDERSTAND THE
APPRAISAL PROCESS**

Contact Information & Questions

- help@brazoriacad.org
 - 500 N. Chenango
Angleton, TX 77515
 - (979) 849-7792
 - Helpful links:
 - Website: <https://www.brazoriacad.org/>
 - Online Portal: <https://portal.brazoriacad.org/>
- Get your **efile PIN** on your 2024 notice and use your **Property ID**. **Site will open April 10th**.

Submit a Protest by **May 15th and get with your local taxing entities/officials to lower the tax rate starting in August!**

Thank You!

Property Fraud

Joyce Hudman, Brazoria County Clerk

(979) 864-1359

111 E. Locust, Suite 200

Angleton, TX 77515

Property Fraud is when someone illegally uses your property for financial gain.



How does it happen?

Someone records a document in the County Clerk's Office attempting to make it look like they own your home or property.

What can you do to protect your property?

By signing up with Property Fraud Alert you will receive a message by phone or email alerting you when a document is recorded in the County Clerk's office under your name. This is a free subscription that automatically renews for 99 years.

It is easy to sign up. Just follow these five simple steps:

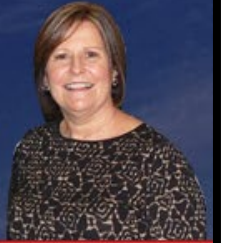
Step 1: Go to www.propertyfraudalert.com/TXBrazoria

Step 2: Click

Continue

BRAZORIA
COUNTY

PROPERTY FRAUD ALERT



Joyce Hudman, Brazoria County Clerk

- Brazoria County Clerk
- Brazoria County Home Page
- Brazoria County Appraisal
- Texas Attorney General Mortgage Fraud Division
- FAQ

According to the FBI, Property and Mortgage Fraud is the fastest growing white-collar crime. It can be as simple as someone recording a fraudulent document in the County Land Records offices making it look like they now own your home or property.

To address these concerns, your Land Records office has teamed up to create a notification service that will help you combat the effects of Land fraud and other similar fraudulent activities.

SIGN UP NOW!



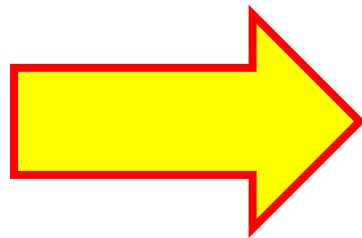
It's simple! Just enter your personal and/or business name and you will be notified when a document is recorded with your name match.

Continue



(979) 864 - 1355
Monday to Friday between the hours of 8:00 a.m. - 5:00 p.m. CDT.
111 E. Locust Suite 200, Angleton, TX 77515
Brazoria County Clerk, All rights reserved.

Step 3: Agree to the terms
and Click 



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I agree to the terms stated above



Continue

Step 4: Fill out your information and click

What type of name would you like to monitor?

Personal Business

First Name

Confirm First Name

Last Name

Confirm Last Name

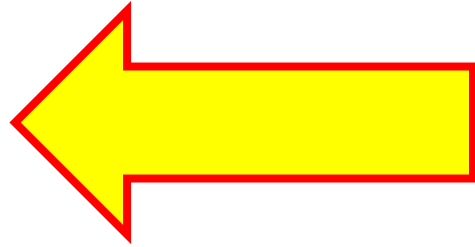
Where should we send document recording alerts?

Email Voice Phone Call

Email

Confirm Email





Step 5: Click

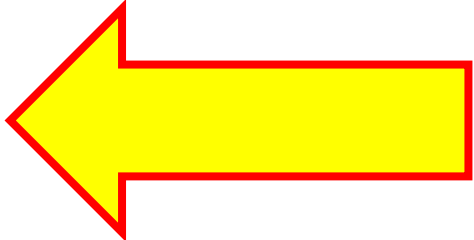
Done

Summary

Thank you for signing up for Property Fraud Alert in Brazoria, TX. The name: Joyce Hudman is now being monitored. Below is a summary of the information you entered. It is recommended that you print this page for your own records. If you have any questions please call 1 800 728 3858.

Name:	Joyce Hudman
Contact:	joyceh@brazoria-county.com

Done



Once you have successfully registered your email with Property Fraud Alert you will receive the following email. You may then search our records by using your name or the document number provided by the email.

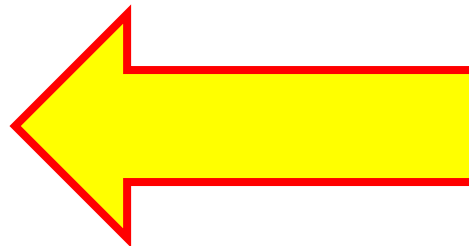
From: alert@propertyfraudalert.com <alert@propertyfraudalert.com>
Sent: Monday, January 9, 2023 11:43 AM
To: Joyce Hudman <joyceh@brazoriacountytx.gov>
Subject: [EXTERNAL]Property Fraud Alert

ALERT:

Dear subscriber, a document has recently been recorded that matches the monitor criteria you have provided Joyce Hudman.

The document information is:

Location: Brazoria, TX
Document Number: 2023000131
Document Type: MISC
Recorded Date: 01-09-2023
Matched Party Name: GRANTOR HUDMAN JOYCE



Please visit www.propertyfraudalert.com/nextsteps or call 1-844-746-9164 for information.

If you feel you have received this message in error or you wish to modify your monitor criteria, please contact Property Fraud Alert Customer Service at 1-844-746-9164

ALERT ID 143768575

This message has been prepared or disseminated using resources owned by Brazoria County and is subject to the County's policies on the use of County provided technology. E-mail created or received through the County's computer system by any County employee or official may be considered a public record, subject to public inspection under the laws of the State of Texas.

Search our property records by going to our website.

www.brazoriacountyclerktx.gov

- Go to **Online Services** and hover over until the box pops up.

- Beginning November 1, 2021 the Brazoria County Clerk's Recording Department hours for the public will change to Monday - Friday 8:00am - 4:30pm, excluding all major holidays.
- Due to COVID-19 and Social Distancing please utilize all of our online services. You are **REQUIRED** to complete the online application for a marriage license and online application for Assumed Name Certificates/DBAs before coming in to the office to complete the process or you will be turned away. You may need to clear your CACHE on the computer to utilize the marriage license forms.

"Thank you for your patience and consideration."

BRAZORIA
COUNTY CLERK

Texas

Contact Us

County Clerk Calendar

Translate

Search...

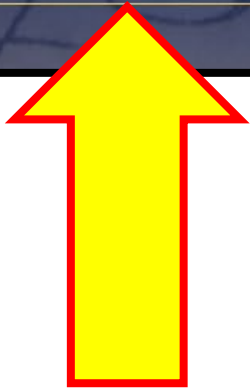


Online Services

Departments

Search Records

I Want To...



- Choose

Search Real Property & Vital Records

- Beginning November 1, 2021 the Brazoria County Clerk's Recording Department hours for the public will change to Monday - Friday 8:00am - 4:30pm, excluding all major holidays.
- Due to COVID-19 and Social Distancing please utilize all of our online services. You are **REQUIRED** to complete the [online application](#) for a marriage license and [online application](#) for Assumed Name Certificates/DBAs before coming in to the office to complete the process or you will be turned away. You may need to clear your CACHE on the computer to utilize the marriage license forms.

"Thank you for your patience and consideration."

BRAZORIA
COUNTY CLERK

Texas

Contact Us

County Clerk Calendar

Translate

Search...



Online Services

Departments

Search Records

I Want To...

Attorney Portal

Apply for Assumed Name Certificate

Apply for a Marriage License

Request Copies of Birth Certificates

Pay Court Fines & Fees

Request Copies of Civil and Probate Court Cases

Request Copies of Criminal Court Cases

Request Copies of Death Certificates

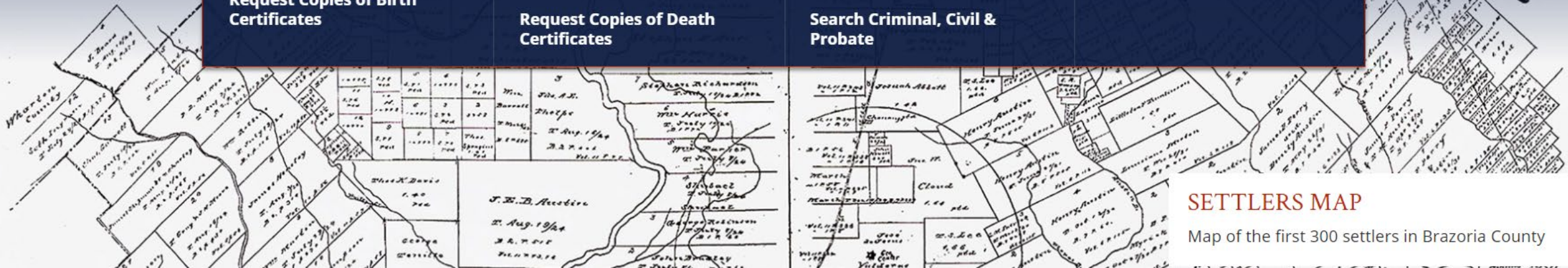
Request Copies of Marriage License

Request Voter Records

Search Commissioners' Court Records

Search Criminal, Civil & Probate

Search Real Property & Vital Records



SETTLERS MAP

Map of the first 300 settlers in Brazoria County

- Follow the instructions to prove you are not a robot.



Brazoria County Clerk
Self Service

Disclaimer Content

This search site is provided as a service to our customers. All data contained herein is subject to change without notice.

By using this service, in any form, the user agrees to indemnify and hold harmless the County and anyone involved in storing, retrieving, or displaying this information for any damage of any type that may be caused by retrieving this information over the Internet.

Users should remember that the index is similar to a library card catalogue; it is a guide to the information contained within the documents referenced and should not be relied upon in making any decision or determination regarding the underlying document.

The user is advised to search all possible spelling variations of names, as well as other search criteria, to maximize search results.

If you choose not to accept the conditions stated above, please click the Back button to exit this search application.

I'm not a robot



reCAPTCHA
Privacy - Terms

I Accept

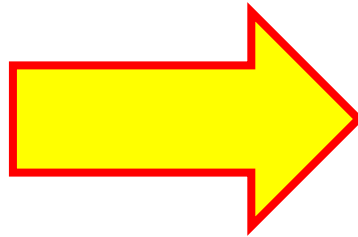
- Create an account by clicking on



The screenshot shows the website header with the Brazoria County Clerk logo and "Self Service" text. A yellow arrow points to the "Log in" button in the top right navigation bar. Below the navigation bar, there is a "Please log in" message. The main content area is divided into a "Home Instructions" sidebar and a list of service options:

- Home Instructions:** Welcome to the Brazoria County Clerk Self-Service System. Please select one of the options to start your request. To search the official public record/property, vital records or marks and brands, you must be a registered user. If you already have an account, please login by clicking the login icon in the top right corner. If not, click new registered user to create an account. Thank You
- Assumed Name Search - Web:** Assumed Name Search
- Foreclosure Search - Web:** Search Foreclosure documents only.
- Assumed Name/DBA Applications:** Apply to file or abandon assumed business names.
- Marriage Application:** Apply for a Marriage License

- Click on [New Registered User](#)



UserID *

Password *

Submit

[New Registered User](#)
[Reset Password](#)



User Registration Instructions

User Registration Instructions

Add Account Details

UserID *

Email Address *

Password *

Confirm Password *

Profile Information

First Name *

Last Name *

Phone Number *

Company

Mailing Address

Mailing Address *

Address 1 *

Address 2

City *

State *

Zip *

Billing Address

 Same as Mailing Address


Cancel




Submit

- Fill in your desired information and click on 

- Choose

 **Official Public Record Search and Copies - Web**
Search Official Public Records including property and assumed names. Request & purchase copies of documents.

 **Brazoria County Clerk**
Self Service

 **Account**  **Home**  **cart**

Welcome Dottie Cornett


Home Instructions


Welcome to the Brazoria County Clerk Self-Service System. Please select one of the options to start your request.


To search the official public record/property, vital records or marks and brands, you must be a registered user.


If you already have an account, please log in in the top right corner. If you are a new registrant, please create a new registered account.

Thank You

 **Assumed Name Search - Web**
Assumed Name Search

 **Marks and Brands Search - Web**
Search Marks and Brands Search and Copies.

 **Official Public Record Search and Copies - Web**
Search Official Public Records including property and assumed names. Request & purchase copies of documents.

 **Vital Records Search**
Search Birth, Death, and Marriage Indexes

- Type the last name then first name in the Both Names Section.

Recorder Documents are certified from May 13, 1821 through Mar 29, 2022
Clerk Documents are certified through

Both Names Grantor Grantee

Q Type here to filter... Q Type here to filter... Q Type here to filter...

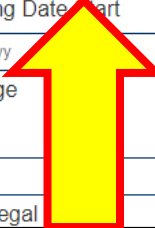
Recording Date Start Recording Date End Document Number

mm/dd/yyyy mm/dd/yyyy

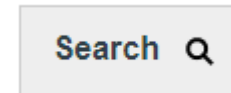
Book Page

Book Volume Page

Platted Legal



- Scroll down to the bottom of the page and click



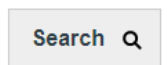
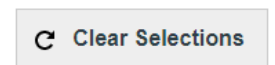
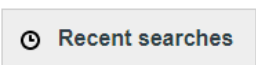
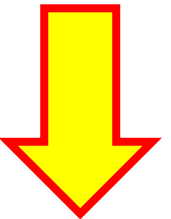
Legal Remarks

Q Type here to filter...

Document Types

Q

Use Advanced Name Searching ([What is this?](#))




• Scroll through your findings and hover over the document you want to view.

Description (11)

Q

- AFFIDAVIT 5
- ASSIGNMENT 1
- ASSUMED NAME 1
- BOND 6
- DEED 4

Apply Filter(s)




Showing page 1 of 2 for 29 Total Results Official Public Record Search and Copies - Web Both Names contains Hudman Joyce*  

D	2019039307 • DEED	Recording Date 08/13/2019 03:53 PM	Grantor (2) HUDMAN JOYCE	Grantee (2) HARGROVE MIKE	Legal/ Notes Subdivision: BAR X RANCH Lot: 411-412 Section: II V...
A	2019034663 • ASSIGNMENT	Recording Date 07/22/2019 09:33 AM	Grantor (5) HUDMAN JOYCE	Grantee MORTGAGE ELECTRONIC REGISTRATION SYSTEM...	Legal/ Notes Subdivision: PERRY WEEMS ADDITION Lot: 11 Block...
A	2019034025 • AFFIDAVIT	Recording Date 07/17/2019 11:23 AM	Grantor (3) HUDMAN JOYCE	Grantee AFFIDAVIT	Legal/ Notes Subdivision: PERRY WEEMS ADDITION ANGLETON ...
D	2019034024 • DEED OF TRUST	Recording Date 07/17/2019 11:23 AM	Grantor (3) HUDMAN JOYCE	Grantee FIRST STATE BANK	Legal/ Notes Subdivision: PERRY WEEMS ADDITION ANGLETON ...
B	2019000960 • BOND	Recording Date 01/07/2019 02:28 PM	Grantor (2) HUDMAN JOYCE	Grantee BRAZORIA COUNTY	Legal/ Notes
M	2019000539 • MISCELLANEOUS	Recording Date 01/03/2019 04:31 PM	Grantor HUDMAN JOYCE	Grantee TEXAS STATE OF	Legal/ Notes
A	2016051507 • AFFIDAVIT	Recording Date 10/19/2016 10:55 AM	Grantor (3) HUDMAN JOYCE	Grantee AFFIDAVIT	Legal/ Notes Subdivision: BAR X RANCH Lot: 411-412 Block: 3 Se...

- Your options to view or purchase will show up to the right.



- Click on  to view the document.

<input type="checkbox"/>	2019034663 • ASSIGNMENT				  
Recording Date	Grantor (5)	Grantee	Legal/ Notes		
07/22/2019 09:33 AM	HUDMAN JOYCE	MORTGAGE ELECTRONIC REGISTRATION SYSTEM...	Subdivision: PERRY WEEMS ADDITION Lot: 11 Block...		

- Your document will pop up on the right side of your screen.

Previous Result Next Result [Purchase](#)

Document Type
ASSIGNMENT

Recording Information

Document Number:	Recording Date:
2019034663	07/22/2019 09:33:15 AM
Number of Pages:	Recording Fee:
6	\$47.00

Book Page

Book	Volume	Page
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Names

Grantor:
FIRST STATE BANK
HUDMAN JOYCE
HUDMAN JOYCE GROSVENOR
HUDMAN PAUL
HUDMON PAUL EDMOND

Grantee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Legal

Subdivision: PERRY WEEMS ADDITION Lot: 11 Block: 98 V: 8 P: 111

Related Documents - 1 Total Results

Page: 1 of 6 Automatic Zoom

2019034663 Total Pages: 6

Unofficial Copy

When Recorded Mail To:
Crescent Mortgage Company
Post Closing Department
6600 Peachtree Dunwoody Rd. NE, 600 Embassy Row, Suite 650
Atlanta, GA 30328

Prepared By:
William A. Fowler, Jr., VP
6600 Peachtree Dunwoody Rd. NE, 600 Embassy Row, Suite 650
Atlanta, GA 30328

(Space Above This Line For Recording Data)

ASSIGNMENT OF DEED OF TRUST

PIN: 70810010000 MIN: 1002976-3000111294-9
Loan #: 3000111294

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