

REAL COUNTY APPRAISAL DISTRICT

2018 ANNUAL REPORT

(As of 9/24/18, 2018 Supplement 6)

Real County Appraisal District

**P. O. Box 158
Leakey TX 78873**

November 19, 2018

TO: All Entities

RE: Annual Report 2018

It is that time of year again for the Annual Report of Real County Appraisal District (RCAD). This report endeavors to provide information about the operations of the Appraisal District. Real County Appraisal District continues to work diligently to provide equality and uniformity to the citizens of Real County and the nine entities represented who rely on our work and expect our operations to be efficient, timely, and accurate. RCAD works with the State Comptrollers' Office, Property Tax Assistance Division, to ensure that school districts receive accurate appraisal values for setting the basis for school funding. Our staff strives to provide excellent customer service to our clients and entities in all areas of our operations, whether in the field or in the office setting.

With the continued growth within Real County, which is attributed to the Real Estate boom on recreational properties, the district continues to seek new technology and resources to handle the fast paced growth and increased workload. Education and training regarding the ever-changing laws that govern the property tax profession continues to be a top priority. All of the staff employed by the Real County Appraisal District are required to attend education classes and pass the examinations for the Introduction to the Property Tax System, Property Tax Law, as well as Customer Service Training.

The District continues to hold informational meetings for both the public and our entities. In addition to the public service meetings that were held, Real County Appraisal District maintains a website. This website is designed to assist the public in obtaining information about the District. Property forms are also available for download as well as a customer service email address is provided for general inquiries. This website has a link to the property search screen and the Texas Comptroller of Public Accounts website. Employment opportunities are posted with a link to our employment application. Real County Appraisal District strives to meet the public's needs with updated technology and tools. Please visit us at www.realcad.org.

I hope that you will find this report to be informative. I look forward to another productive year working with our entities.

Sincerely,

Juan Saucedo, Chief Appraiser
Real County Appraisal District

REAL COUNTY APPRAISAL DISTRICT

ENTITIES SERVED

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County of Real
Leakey Independent School District
Nueces Canyon Consolidated Independent School District
Utopia Independent School District
Uvalde Consolidated Independent School District
Real-Edwards Conservation & Reclamation District
Southwest Texas Jr. College
City of Camp Wood
ESD1 Utopia - Vanderpool

BOARD OF DIRECTORS

The Board of Directors of the Real County Appraisal District consists of five voting members and one non-voting member. The non-voting member is the current Tax Assessor/Collector for Real County.

Board Members include:

Carrie Chisum	Leakey ISD RCAD Board Member
Charlie Reagor	Leakey ISD RCAD Board Member
Melissa Bates	Leakey ISD RCAD Board Member
Clarence W Suttle	Real County RCAD Board Member
Brant Hickman	Nueces Canyon CISD RCAD Board Member
Donna Brice	Real Tax Assessor/Collector (Ex-officio)

REAL COUNTY APPRAISAL DISTRICT

Code	Category Name	Description
A	Real Property: Single-family Residential	Houses, condominiums and mobile homes located on land owned by the occupant.
B	Real Property: Multi-family Residential	Residential structures containing two or more dwelling units belonging to one owner. Includes apartments but not motels or hotels.
C	Real Property: Vacant Lots and Tracts	Unimproved land parcels usually located within or adjacent to cities with no minimum or maximum size requirement.
D1	Real Property: Qualified Agricultural Land	All acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1-d-1.
D2	Real Property: Non-Qualified Land	Acreage that is not qualified for productivity valuation and is rural in nature.
E	Real Property: Farm and Ranch Improvements	Improvements associated with land reported as Category D property, including all houses, barns, sheds, silos, garages, other improvements associated with farming or ranching and land separated from a larger tract for residential purposes.
F1	Real Property: Commercial	Land and improvements devoted to sales, entertainment or services to the public. Does not include utility property, which is included in Category J.
F2	Real Property: Industrial	Land and improvements devoted to the development, manufacturing, fabrication, processing or storage of a product, except for utility property included in Category J.
G	Oil, Gas and Other Minerals	Producing and non-producing wells, all other minerals and mineral interests and equipment used to bring the oil and gas to the surface, not including surface rights.
H	Tangible Personal Property: Nonbusiness Vehicles	Privately owned automobiles, motorcycles and light trucks not used to produce income.
J	Real and Personal Property: Utilities	All real and tangible personal property of railroads, pipelines, electric companies, gas companies, telephone companies, water systems, cable TV companies and other utility companies.
L1	Personal Property: Commercial	All tangible personal property used by a commercial business to produce income, including fixtures, equipment and inventory.
L2	Personal Property: Industrial	All tangible personal property used by an industrial business to produce income, including fixtures, equipment and inventory.
M	Mobile Homes and Other Tangible Personal Property	Taxable personal property not included in other categories, such as mobile homes on land owned by someone else. It also may include privately owned aircraft, boats, travel trailers, motor homes and mobile homes on rented or leased land.
N	Intangible Personal Property	All taxable intangible property not otherwise classified.
O	Real Property: Residential Inventory	Residential real property inventory held for sale and appraised as provided by Tax Code Section 23.12.
S	Special Inventory	Certain property inventories of businesses that provide items for sale to the public. State law requires the appraisal district to appraise these inventory items based on business's total annual sales in the prior tax year. Category S properties include dealers' motor vehicle inventory, dealers' heavy equipment inventory, dealers' vessel and outboard motor inventory and retail manufactured housing inventory.

PROPERTY COUNT

	2017	2018
REAL County	8705	8780
City of Camp Wood	571	573
Leahey ISD	5706	5766
Nueces Canyon CISD	2557	2576
Utopia ISD	206	206
Uvalde ISD	238	238
Real Edwards Con Dist	8705	8774
SWTJC	8002	8063
ESD1	148	150

2018 CERTIFIED TOTALS REAL COUNTY APPRAISAL DISTRICT (SUPPLEMENT 6)

State Code	Description	COUNT	Acres	New Market Value	Market Value
A	SINGLE FAMILY RESIDENCE	2,199		\$4,886,722	\$107,045,191
B	MULTIFAMILY RESIDENCE	5		\$0	\$528,758
C1	VACANT LOTS AND LAND TRACTS	93		\$0	\$5,575,452
D1	QUALIFIED OPEN-SPACE LAND	3,238	410,190.0923	\$0	\$749,174,916
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	17		\$0	\$595,550
E	RURAL LAND, NON QUALIFIED OPEN SPA	3129	24,160.7157	\$449,241	\$236,260,824
F1	COMMERCIAL REAL PROPERTY	252		\$7,349,945	\$32,812,492
F2	INDUSTRIAL AND MANUFACTURING REAL	3		\$0	\$2,775,302
G1	OIL AND GAS	44		\$0	\$201,260
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	32		\$0	\$11,627,220
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	18		\$0	\$5,063,934
J6	PIPELAND COMPANY	7		\$0	\$137,160
J7	CABLE TELEVISION COMPANY	6		\$0	\$2,938,842
L1	COMMERICAL PERSONAL PROPERTY	213		\$0	\$5,974,542
L2	INDUSTRIAL AND MANUFACTURING PERSONAL	33		\$0	\$4,338,550
M1	TANGIBLE OTHER PROPERTY, MOBILE HOME	24		\$19,350	\$492,982
O	RESIDENTIAL INVENTORY	72		\$0	\$1,628,732
X	TOTALLY EXEMPT PROPERTY	163		\$0	\$26,278,857
TOTALS			432,350.8080	\$12,705,258	\$1,194,175,836

CAD NEW CONSTRUCTION DETAIL

Year	NEW VALUE
2017	\$9,580,405
2018	\$12,705,258

CERTIFIED MARKET VALUE TOTALS (\$)

	2017	2018
Real County	417,404,558	431,443,768
Leakey ISD	299,766,733	318,064,349
Nueces Canyon CISD	85,917,130	85,221,010
Utopia ISD	9,455,133	6,522,873
Uvalde CISD	4,186,851	4,346,772
Real Edwards GWRD	424,210,823	466,289,375
SWTJC	395,865,619	409,330,088
City of Camp Wood	18,865,836	18,620,647
ESD1 Utopia Vanderpool	7,942,545	5,020,924

NET TAXABLE VALUE (\$)		
	2017	2018
Real County	421,766,813	433,489,150
City of Camp Wood	19,180,799	19,038,720
Leakey ISD	309,212,609	319,705,391
Nueces Canton CISD	83,407,879	85,528,190
Utopia ISD	6,447,549	6,522,873
Uvalde CISD	4,165,841	4,327,592
Real Edwards GWRD	429,032,486	440,051,174
SWTJC	400,675,724	411,417,519
ESD1 Utopia Vanderpool	5,030,162	5,150,675

EXEMPTIONS 2018					
		Real County	Leakey ISD	NCCISD	Utopia ISD
AB	Abatement	0	0	0	0
CH	Charitable	0	0	0	0
DP	Disability	324,517	281,161	163,055	0
DPS	Disabled Surviving Spouse	0	0	0	0
DV1	Disabled Veterans 10%-29%	87,000	53,000	16,485	0
DV1S	Disable Veteran Surviving Spouse 10%-29%	20,000	10,000	0	0
DV2	Disabled Veterans 30%-49%	82,500	63,000	7,500	0
DV2S	Disabled Veteran Surviving Spouse 30%-49%	0	0	0	0
DV3	Disabled Veterans 50%-69%	36,000	12,000	24,000	0
DV3S	Disabled Veteran Surviving Spouse 50%-69%	0	0	0	0
DV4	Disabled Veterans 70%-100%	99,933	84,000	15,933	0
DV4S	Disabled Veteran Surviving Spouse 70%-100%	12,000	12,000	0	0
DVHS	Disabled Veteran Homestead	1,808,352	1,196,492	431,860	0
DVHSS	Disabled Veteran Homestead Surviving Spouse	116,708	116,708	0	0
EX	Exempt	26,121,737	14,933,254	11,128,704	0
EX-XV	Exempt (Other)	155,405	0	155,405	0
EX366	HB366 Exempt	1,715	1,089	1,758	0
HS	Homestead	4,256,341	13,351,961	6,458,966	100,000
OV65	Over 65	2,363,036	2,812,871	1,040,357	10,000
OV65S	OV65 Surviving Spouse	5,000	10,000	0	0
PC	Pollution Control	0	0	0	0

EXEMPTIONS 2018					
		Uvalde CISD	City of Camp Wood	SWTJC	Real Edwards WCRD
AB	Abatement	0	0	0	0
CH	Charitable	0	0	0	0
DP	Disability	15,683	66,000	195,000	0
DPS	Disabled Surviving Spouse	0	0	0	0
DV1	Disabled Veterans 10%-29%	0	12,000	87,000	87,000
DV1S	Disable Veteran Surviving Spouse 10%-29%	0	0	20,000	20,000
DV2	Disabled Veterans 30%-49%	0	0	70,500	82,500
DV2S	Disabled Veteran Surviving Spouse 30%-49%	0	0	0	0
DV3	Disabled Veterans 50%-69%	0	12,000	36,000	36,000
DV3S	Disabled Veteran Surviving Spouse 50%-69%	0	0	0	0
DV4	Disabled Veterans 70%-100%	0	3,933	87,933	99,933
DV4S	Disabled Veteran Surviving Spouse 70%-100%	0	0	12,000	12,000
DVHS	Disabled Veteran Homestead	0	229,633	1,808,352	1,808,352
DVHSS	Disabled Veteran Homestead Surviving Spouse	0	0	116,708	116,708
EX	Exempt	59,779	1,198,797	26,121,737	26,121,737
EX-XV	Exempt (Other)	0	72,266	155,405	155,405
EX366	HB366 Exempt	0	1,663	1,715	1,715
HS	Homestead	269,180	695,432	0	0
OV65	Over 65	60,000	195,000	1,408,727	0
OV65S	OV65 Surviving Spouse	0	0	3,000	0
PC	Pollution Control	0	0	0	0

Protest Filed	2017	2018
Cancelled/No Show	6	9
Settled	285	115
ARB Decision	8	2
Withdrawn	0	105
Pending	0	1
No Change	8	55
Total	307	287
Notices Mailed	858	1252
% Formal Protests to Notices Mailed	35.78%	22.92%