

**REAL COUNTY APPRAISAL DISTRICT**

**2017 ANNUAL REPORT  
(As of 9/24/18, 2018 Supplement 23)**

# Real County Appraisal District

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

November 19, 2018

TO: All Entities  
RE: Annual Report 2017

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](http://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

9

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**

	<b>2016</b>	<b>2017</b>
REAL County	8663	8705
City of Camp Wood	464	571
Leakey ISD	5674	5706
Nueces Canyon CISD	2546	2557
Utopia ISD	206	206
Uvalde ISD	238	238
Real Edwards Con Dist	8658	8705
SWTJC	7995	8002
ESD1	147	148

**2017 CERTIFIED TOTALS REAL COUNTY APPRAISAL DISTRICT (SUPPLEMENT 23)**

<b>State Code</b>	<b>Description</b>	<b>COUNT</b>	<b>Acres</b>	<b>New Market Value</b>	<b>Market Value</b>
A	SINGLE FAMILY RESIDENCE	2,062		\$4,654,441	\$96,960,084
B	MULTIFAMILY RESIDENCE	5		\$0	\$528,758
C1	VACANT LOTS AND LAND TRACTS	104		\$0	\$5,872,758
D1	QUALIFIED OPEN-SPACE LAND	3,194	409,240.1668	\$0	\$747,504,084
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	15		\$0	\$605,438
E	RURAL LAND, NON QUALIFIED OPEN SPA	3159	24,452.6222	\$3,218,689	\$239,241,276
F1	COMMERCIAL REAL PROPERTY	234		\$1,683,100	\$28,584,856
F2	INDUSTRIAL AND MANUFACTURING REAL	2		\$0	\$2,710,160
G1	OIL AND GAS	32		\$0	\$89,332
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	32		\$0	\$11,092,970
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	17		\$0	\$5,137,564
J6	PIPELAND COMPANY	7		\$0	\$4,286,510
J7	CABLE TELEVISION COMPANY	6		\$0	\$132,320
L1	COMMERICAL PERSONAL PROPERTY	200		\$0	\$4,996,896
L2	INDUSTRIAL AND MANUFACTURING PERSONAL	27		\$12,875	\$4,173,990
M1	TANGIBLE OTHER PROPERTY, MOBILE HOME	23		\$11,350	\$471,282
O	RESIDENTIAL INVENTORY	79		\$0	\$1,623,661
X	TOTALLY EXEMPT PROPERTY	167		\$0	\$25,904,573
<b>TOTALS</b>			<b>433,692.7890</b>	<b>\$9,580,405</b>	<b>\$1,181,705,107</b>

**CAD NEW CONSTRUCTION DETAIL**

<b>Year</b>	<b>NEW VALUE</b>
<b>2016</b>	\$2,813,857
<b>2017</b>	\$9,580,405

### CERTIFIED MARKET VALUE TOTALS (\$)

	2016	2017
Real County	407,659,142	417,404,558
Leakey ISD	296,859,635	299,766,733
Nueces Canyon CISD	81,140,053	85,917,130
Utopia ISD	6,396,245	9,455,133
Uvalde CISD	4,485,428	4,186,851
Real Edwards GWRD	414,796,205	424,210,823
SWTJC	386,526,005	395,865,619
City of Camp Wood	18,855,900	18,865,836
ESD1 Utopia Vanderpool	4,930,268	7,942,545

NET TAXABLE VALUE (\$)		
	2016	2017
Real County	404,522,162	421,766,813
City of Camp Wood	18,624,413	19,180,799
Leakey ISD	294,641,891	309,212,609
Nueces Canton CISD	80,196,746	83,407,879
Utopia ISD	6,396,245	6,447,549
Uvalde CISD	4,387,351	4,165,841
Real Edwards GWRD	411,716,549	429,032,486
SWTJC	400,675,724	400,675,724
ESD1 Utopia Vanderpool	4,930,268	5,030,162



<b>EXEMPTIONS 2017</b>					
		<b>Real County</b>	<b>Leakey ISD</b>	<b>NCCISD</b>	<b>Utopia ISD</b>
AB	Abatement	0	0	0	0
CH	Charitable	0	0	0	0
DP	Disability	340,000	274,920	185,496	0
DPS	Disabled Surviving Spouse	0	0	0	0
DV1	Disabled Veterans 10%-29%	80,000	41,000	16,485	0
DV1S	Disable Veteran Surviving Spouse 10%-29%	25,000	10,000	5,000	0
DV2	Disabled Veterans 30%-49%	94,500	75,000	7,500	0
DV2S	Disabled Veteran Surviving Spouse 30%-49%	0	0	0	0
DV3	Disabled Veterans 50%-69%	48,000	24,000	24,000	0
DV3S	Disabled Veteran Surviving Spouse 50%-69%	0	0	0	0
DV4	Disabled Veterans 70%-100%	87,933	72,000	15,933	0
DV4S	Disabled Veteran Surviving Spouse 70%-100%	12,000	12,000	0	0
DVHS	Disabled Veteran Homestead	2,080,962	1,433,113	387,849	0
DVHSS	Disabled Veteran Homestead Surviving Spouse	0	0	0	0
EX	Exempt	25,831,547	14,750,614	11,021,154	0
EX-XV	Exempt (Other)	72,266	0	72,266	0
EX366	HB366 Exempt	760	839	692	0
HS	Homestead	4,583,462	14,264,629	7,035,363	100,00
OV65	Over 65	2,394,511	2,797,401	1,065,976	10,000
OV65S	OV65 Surviving Spouse	5,000	10,000	0	0
PC	Pollution Control	0	0	0	0

<b>EXEMPTIONS 2017</b>					
		<b>Uvalde CISD</b>	<b>City of Camp Wood</b>	<b>SWTJC</b>	<b>Real Edwards WCRD</b>
AB	Abatement	0	0	0	0
CH	Charitable	0	0	0	0
DP	Disability	12,894	66,000	204,000	0
DPS	Disabled Surviving Spouse	0	0	0	0
DV1	Disabled Veterans 10%-29%	5,000	12,000	80,000	80,000
DV1S	Disable Veteran Surviving Spouse 10%-29%	0	0	25,000	25,000
DV2	Disabled Veterans 30%-49%	0	0	82,500	94,500
DV2S	Disabled Veteran Surviving Spouse 30%-49%	0	0	0	0
DV3	Disabled Veterans 50%-69%	0	12,000	48,000	48,00
DV3S	Disabled Veteran Surviving Spouse 50%-69%	0	0	0	0
DV4	Disabled Veterans 70%-100%	0	3,933	75,933	87,933
DV4S	Disabled Veteran Surviving Spouse 70%-100%	0	0	12,000	12,000
DVHS	Disabled Veteran Homestead	0	220,861	2,080,962	2,080,962
DVHSS	Disabled Veteran Homestead Surviving Spouse	0	0	0	0
EX	Exempt	59,779	1,190,490	25,831,547	25,831,547
EX-XV	Exempt (Other)	0	72,266	72,266	72,266
EX366	HB366 Exempt	0	556	760	760
HS	Homestead	344,180	745,432	0	0
OV65	Over 65	80,000	204,000	1,428,663	0
OV65S	OV65 Surviving Spouse	0	0	3,000	0
PC	Pollution Control	0	0	0	0

<b>Protest Filed</b>	<b>2016</b>	<b>2017</b>
Cancelled/No Show	28	6
Settled	452	285
ARB Decision	14	8
Withdrawn	0	0
Pending	0	0
No Change	13	8
Total	507	307
Notices Mailed	1880	858
% Formal Protests to Notices Mailed	26.96%	35.78%