

**REAL COUNTY APPRAISAL DISTRICT**

**2019 ANNUAL REPORT**

**(As of 7/25/19, 2019 Supplement 0)**

# Real Central Appraisal District

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

November, 01 2019

TO: All Entities

RE: Annual Report 2019

It is that time of year again for the Annual Report of Real Central Appraisal District (RCAD). This report endeavors to provide information about the operations of the Appraisal District. Real Central 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 Central Appraisal District are required to attend education classes and pass state 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 Central 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 Central 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, RPA, CCA  
Chief Appraiser  
Real County Appraisal District

# REAL CENTRAL 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 Central 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 Central APPRAISAL DISTRICT**

<b>Code</b>	<b>Category Name</b>	<b>Description</b>
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**

	2018	2019
Real County	8780	8833
City of Camp Wood	573	570
Leakey ISD	5766	5805
Nueces Canyon CISD	2576	2583
Utopia ISD	206	207
Uvalde ISD	238	241
Real Edwards Con Dist	8774	8826
SWTJC	8063	8177
ESD1	150	150

REAL COUNTY County

**2019 CERTIFIED TOTALS**

As of Certification

Property Count: 8,833

01R - REAL COUNTY  
Grand Totals

8/12/2020 1:35:05PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL PROPERTY: RESIDENTIAL, SI	1,524		\$3,731,872	\$98,009,278	\$88,888,234
A2	REAL PROPERTY: RESIDENTIAL, MO	436		\$829,553	\$9,945,819	\$8,700,144
A3	REAL PROPERTY: RESIDENTIAL, AU	31		\$3,802	\$722,196	\$495,991
B1	REAL PROPERTY: RESIDENTIAL, DU	4		\$0	\$563,706	\$563,706
B2	REAL PROPERTY: RESIDENTIAL, AP	1		\$0	\$15,679	\$15,679
C1	REAL PROPERTY: VACANT PLATTED	348		\$0	\$22,094,599	\$22,087,099
C3	REAL PROPERTY: VACANT PLATTE	3		\$0	\$185,600	\$185,600
D1	REAL PROPERTY: ACREAGE, RANGE	3,198	410,083.8302	\$0	\$750,927,816	\$30,846,566
D2	REAL PROPERTY: FARM & RANCH I	18		\$2,364	\$652,829	\$649,136
E1	REAL PROPERTY: FARM AND RANC	1,717		\$5,311,187	\$193,891,805	\$181,301,683
E2	REAL PROPERTY: FARM/RANCH, MO	263		\$0	\$7,601,788	\$6,564,918
E3	REAL PROPERTY: FARM/RANCH, OT	65		\$9,630	\$5,652,665	\$5,470,807
E4	NON QUALIFIED AG LAND	2,194		\$0	\$108,948,121	\$106,990,329
F1	REAL PROPERTY: COMMERCIAL RE	281		\$855,236	\$35,094,667	\$34,988,846
F2	REAL PROPERTY: INDUSTRIAL AND M	6		\$0	\$5,201,326	\$5,201,326
G1	OIL AND GAS	38		\$0	\$133,270	\$133,270
J3	REAL & TANGIBLE PERSONAL, UTIL	29		\$23,420	\$12,790,413	\$12,790,413
J4	REAL & TANGIBLE PERSONAL, UTIL	19		\$39,190	\$5,265,836	\$5,265,836
J6	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$4,405,980	\$4,405,980
J7	REAL & TANGIBLE PERSONAL, UTIL	6		\$0	\$103,110	\$103,110
L1	TANGIBLE, PERSONAL PROPERTY, C	246		\$0	\$6,782,469	\$6,782,469
L2	TANGIBLE, PERSONAL PROPERTY, I	28		\$158,320	\$4,258,220	\$4,258,220
M1	TANGIBLE OTHER PERSONAL, MOBI	18		\$0	\$370,800	\$350,800
M3	TANGIBLE OTHER PERSONAL	4		\$0	\$55,990	\$55,990
X	TOTALLY EXEMPT PROPERTY	157		\$2,166,115	\$44,586,311	\$0
	<b>Totals</b>	<b>410,083.8302</b>		<b>\$13,130,689</b>	<b>\$1,318,260,293</b>	<b>\$527,096,152</b>

	<b>CERTIFIED MARKET VALUE TOTALS (\$)</b>	
	2018	2019
Real County	\$1,186,181,527	\$1,318,260,293
Leakey ISD	\$784,113,944	\$899,962,280
Nueces Canyon CISD	\$322,635,543	\$337,492,587
Utopia ISD	\$45,922,920	\$47,113,582
Uvalde CISD	\$33,509,973	\$33,692,681
Real Edwards GWRD	\$1,185,794,657	\$1,317,755,539
SWTJC	\$1,039,711,114	\$1,182,161,069
City of Camp Wood	\$21,246,934	\$22,744,810
ESD1 Utopia Vanderpool	\$39,162,435	\$40,404,202

<b>NET TAXABLE VALUE (\$)</b>		
	2018	2019
Real County	\$431,443,768	\$527,096,152
City of Camp Wood	\$18,620,647	\$20,056,599
Leakey ISD	\$318,064,349	\$404,482,056
Nueces Canton CISD	\$85,221,010	\$94,170,414
Utopia ISD	\$6,522,873	\$6,788,953
Uvalde CISD	\$4,346,772	\$4,574,950
Real Edwards GWRD	\$437,946,183	\$533,288,257
SWTJC	\$409,330,088	\$503,431,668
ESD1 Utopia Vanderpool	\$5,020,924	\$5,338,109



<b>EXEMPTIONS 2019</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	305,	272,124	156,664	0
DPS	Disabled Surviving Spouse	0	0	0	0
DV1	Disabled Veterans 10%-29%	70,000	36,000	18,409	0
DV1S	Disable Veteran Surviving Spouse 10%-29%	15,000	5,000	0	0
DV2	Disabled Veterans 30%-49%	75,000	63,000	0	0
DV2S	Disabled Veteran Surviving Spouse 30%-49%	0	0	0	0
DV3	Disabled Veterans 50%-69%	34,001	12,001	22,000	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	2,057,355	1,405,493	496,862	0
DVHSS	Disabled Veteran Homestead Surviving Spouse	122,146	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	2,139	1,750	1,352	0
HS	Homestead	4,111,291	13,087,743	6,198,802	100,000
OV65	Over 65	2,275,568	2,834,682	1,010,623	10,000
OV65S	OV65 Surviving Spouse	5,000	10,000	0	0
PC	Pollution Control	0	0	0	0

<b>EXEMPTIONS 2019</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	18,546	57,000	180,000	0
DPS	Disabled Surviving Spouse	0	0	0	0
DV1	Disabled Veterans 10%-29%	0	12,000	70,000	70,000
DV1S	Disable Veteran Surviving Spouse 10%-29%	0	0	15,000	15,000
DV2	Disabled Veterans 30%-49%	0	0	63,000	75,000
DV2S	Disabled Veteran Surviving Spouse 30%-49%	0	0	0	0
DV3	Disabled Veterans 50%-69%	0	12,000	34,001	34,001
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	205,991	2,057,355	2,057,355
DVHSS	Disabled Veteran Homestead Surviving Spouse	0	0	122,146	122,146
EX	Exempt	62,503	1,198,797	26,121,737	26,121,737
EX-XV	Exempt (Other)	0	72,266	155,405	155,405
EX366	HB366 Exempt	0	1,352	2,139	2,139
HS	Homestead	219,919	654,758	0	0
OV65	Over 65	50,000	171,000	1,354,980	0
OV65S	OV65 Surviving Spouse	0	0	3,000	0
PC	Pollution Control	0	0	0	0

<b>Protest Filed</b>	<b>2018</b>	<b>2019</b>
Cancelled/No Show	9	115
Settled	115	613
ARB Decision	2	86
Withdrawn	105	94
Pending	1	26
No Change	55	68
Total	287	982
Notices Mailed	1252	4313
% Formal Protests to Notices Mailed	22.92%	22.77%