

**REAL COUNTY APPRAISAL DISTRICT**

**2020 ANNUAL REPORT**

**(As of 7/23/20, 2020 Supplement 0)**

# Real Central Appraisal District

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

July 23, 2020

TO: All Entities

RE: Annual Report 2020

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	Real County RCAD Board Member
Clarence W Suttle	Real County RCAD Board Member
Carole Petrovics	Leakey ISD RCAD Board Member
David Satterwhite	Leakey ISD 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**

	2019	2020
Real County	8833	8885
City of Camp Wood	570	574
Leakey ISD	5805	5839
Nueces Canyon CISD	2583	2606
Utopia ISD	206	204
Uvalde ISD	241	241
Real Edwards Con Dist	8826	8879
SWTJC	8177	8213
ESD1	150	150

REAL COUNTY County

**2020 CERTIFIED TOTALS**

As of Certification

Property Count: 8,885

01R - REAL COUNTY

Grand Totals

8/12/2020 1:35:56PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL PROPERTY: RESIDENTIAL, SI	1,548		\$4,127,972	\$105,594,673	\$97,560,300
A2	REAL PROPERTY: RESIDENTIAL, MO	489		\$567,471	\$12,557,044	\$10,958,760
A3	REAL PROPERTY: RESIDENTIAL, AU	42		\$107,299	\$1,016,274	\$783,239
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	281		\$0	\$9,419,525	\$9,412,025
C3	REAL PROPERTY: VACANT PLATTE	2		\$0	\$106,700	\$106,700
D1	REAL PROPERTY: ACREAGE, RANGE	3,232	411,266.5132	\$0	\$754,021,971	\$31,226,647
D2	REAL PROPERTY: FARM & RANCH I	24		\$225,989	\$850,127	\$850,127
D3	REAL PROPERTY: QUALIFIED ACREA	1		\$513	\$513	\$513
E1	REAL PROPERTY: FARM AND RANC	1,732		\$7,371,170	\$193,309,108	\$182,714,761
E2	REAL PROPERTY: FARM/RANCH, MO	264		\$752,738	\$8,271,224	\$7,472,144
E3	REAL PROPERTY:FARM/RANCH, OT	56		\$22,618	\$1,920,398	\$1,742,146
E4	NON QUALIFIED AG LAND	2,145		\$715,134	\$121,017,739	\$119,556,317
F1	REAL PROPERTY: COMMERCIAL RE	276		\$240,084	\$34,934,259	\$34,914,293
F2	REAL PROPERTY: INDUSTRIAL AND M	5		\$0	\$2,353,666	\$2,353,666
G1	OIL AND GAS	38		\$0	\$14,370	\$14,370
J3	REAL & TANGIBLE PERSONAL, UTIL	29		\$0	\$13,170,543	\$13,170,543
J4	REAL & TANGIBLE PERSONAL, UTIL	18		\$0	\$5,669,406	\$5,669,406
J6	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$4,368,610	\$4,368,610
J7	REAL & TANGIBLE PERSONAL, UTIL	6		\$0	\$93,370	\$93,370
L1	TANGIBLE, PERSONAL PROPERTY, C	242		\$0	\$6,700,355	\$6,700,355
L2	TANGIBLE, PERSONAL PROPERTY, I	34		\$0	\$3,821,660	\$3,821,660
M1	TANGIBLE OTHER PERSONAL, MOBI	7		\$0	\$139,298	\$129,298
M3	TANGIBLE OTHER PERSONAL	3		\$0	\$36,300	\$36,300
O1	INVENTORY, VACANT RES LAND	76		\$0	\$3,838,560	\$3,838,560
X	TOTALLY EXEMPT PROPERTY	170		\$20,000	\$29,836,372	\$0
	<b>Totals</b>	411,266.5132		\$14,150,988	\$1,313,641,450	\$538,073,495

**2020 Real County Certified Totals**

Total Market Value	\$1,302,361,604
Total Assessed Value	\$566,403,955
Net Taxable (before freeze)	\$526,957,222
Freeze Adjusted Taxable	\$470,951,685
Total Number of Properties Under Protest	69
Total Taxable Value of Property Under Protest	\$11,116,273
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$7,781,391.10

**2020 Nueces Canyon CISD Certified Totals**

Total Market Value	\$345,549,111
Total Assessed Value	\$119,027,378
Net Taxable (before freeze)	\$99,410,217
Freeze Adjusted Taxable	\$93,237,050
Total Number of Properties Under Protest	12
Total Taxable Value of Property Under Protest	\$1,258,318
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$1,069,570.30

**2020 Leahey ISD Certified Totals**

Total Market Value	\$875,885,943
Total Assessed Value	\$435,084,959
Net Taxable (before freeze)	\$377,266,313
Freeze Adjusted Taxable	\$359,244,576
Total Number of Properties Under Protest	57
Total Taxable Value of Property Under Protest	\$9,792,955
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$8,324,011.75

**2020 Uvalde CISD Certified Totals**

Total Market Value	\$33,688,876
Total Assessed Value	\$5,208,568
Net Taxable (before freeze)	\$4,892,600
Freeze Adjusted Taxable	\$4,276,761
Total Number of Properties Under Protest	0
Total Taxable Value of Property Under Protest	\$0
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$0.00

**2020 Utopia ISD Certified Totals**

Total Market Value	\$47,237,531
Total Assessed Value	\$7,083,447
Net Taxable (before freeze)	\$6,973,447
Freeze Adjusted Taxable	\$6,752,141
Total Number of Properties Under Protest	0
Total Taxable Value of Property Under Protest	\$0
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$0.00

**2020 SWTJC Certified Totals**

Total Market Value	\$1,167,110,111
Total Assessed Value	\$538,402,076
Net Taxable (before freeze)	\$504,194,884
Freeze Adjusted Taxable	\$445,234,047
Total Number of Properties Under Protest	68
Total Taxable Value of Property Under Protest	\$11,096,210
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$7,767,347.00

**2020 Real- Edwards Conservation & Relamation Disitrcit Certified Totals**

Total Market Value	\$1,301,878,454
Total Assessed Value	\$565,921,345
Net Taxable (before freeze)	\$533,229,950
Freeze Adjusted Taxable	\$0
Total Number of Properties Under Protest	69
Total Taxable Value of Property Under Protest	\$11,136,273
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$7,795,391.10

**2020 Utopia - Vanderpool ESD #1 Certified Totals**

Total Market Value	\$40,902,101
Total Assessed Value	\$6,575,752
Net Taxable (before freeze)	\$5,987,526
Freeze Adjusted Taxable	\$0
Total Number of Properties Under Protest	0
Total Taxable Value of Property Under Protest	\$0
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$0.00

**2020 City of Camp Wood Certified Totals**

Total Market Value	\$24,090,937
Total Assessed Value	\$23,608,738
Net Taxable (before freeze)	\$21,094,394
Freeze Adjusted Taxable	\$0
Total Number of Properties Under Protest	2
Total Taxable Value of Property Under Protest	\$133,011
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$113,059





<b>EXEMPTIONS 2020</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	280,000	270,653	149,140	0
DPS	Disabled Surviving Spouse	0	0	0	0
DV1	Disabled Veterans 10%-29%	99,000	60,000	23,409	0
DV1S	Disable Veteran Surviving Spouse 10%-29%	15,000	5,000	0	0
DV2	Disabled Veterans 30%-49%	67,500	58,210	0	0
DV2S	Disabled Veteran Surviving Spouse 30%-49%	0	0	0	0
DV3	Disabled Veterans 50%-69%	32,000	10,000	22,000	0
DV3S	Disabled Veteran Surviving Spouse 50%-69%	0	0	0	0
DV4	Disabled Veterans 70%-100%	177,974	139,963	33,974	0
DV4S	Disabled Veteran Surviving Spouse 70%-100%	12,000	12,000	0	0
DVHS	Disabled Veteran Homestead	2,329,453	1,647,266	492,187	0
DVHSS	Disabled Veteran Homestead Surviving Spouse	122,146	122,146	0	0
EX	Exempt	2,121,737	17,690,230	11,128,704	0
EX-XV	Exempt (Other)	29,469,365	0	11,716,632	0
EX366	HB366 Exempt	3,003	2,093	2,401	0
HS	Homestead	4,160,808	13,634,026	6,130,338	100,000
OV65	Over 65	2,264,480	2,951,882	1,003,946	10,000
OV65S	OV65 Surviving Spouse	70,000	91,573	19,579	0
PC	Pollution Control	0	0	0	0

<b>EXEMPTIONS 2020</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	51,000	165,000	0
DPS	Disabled Surviving Spouse	0	0	0	0
DV1	Disabled Veterans 10%-29%	0	12,000	99,000	99,000
DV1S	Disable Veteran Surviving Spouse 10%-29%	0	0	15,000	15,000
DV2	Disabled Veterans 30%-49%	0	0	55,500	67,500
DV2S	Disabled Veteran Surviving Spouse 30%-49%	0	0	0	0
DV3	Disabled Veterans 50%-69%	0	12,000	32,000	32,000
DV3S	Disabled Veteran Surviving Spouse 50%-69%	0	0	0	0
DV4	Disabled Veterans 70%-100%	0	21,974	153,974	177,974
DV4S	Disabled Veteran Surviving Spouse 70%-100%	0	0	12,000	12,000
DVHS	Disabled Veteran Homestead	0	159,460	2,329,453	2,329,453
DVHSS	Disabled Veteran Homestead Surviving Spouse	0	0	122,146	122,146
EX	Exempt	62,503	1,198,797	26,121,737	29,469,365
EX-XV	Exempt (Other)	0	72,266	29,469,365	155,405
EX366	HB366 Exempt	0	1,781	2,953	2,953
HS	Homestead	194,919	599,00	0	0
OV65	Over 65	40,000	150,000	1,347,797	0
OV65S	OV65 Surviving Spouse	0	6,000	42,000	0
PC	Pollution Control	0	0	0	0

<b>Protest Filed</b>	<b>2019</b>	<b>2020</b>
Cancelled/No Show	115	41
Settled	613	321
ARB Decision	86	41
Withdrawn	94	102
Pending	26	26
No Change	68	22
Total	982	553
Notices Mailed	4313	2393
% Formal Protests to Notices Mailed	22.77%	23.11%