

REAL COUNTY APPRAISAL DISTRICT



**2021 ANNUAL REPORT
(As of 7/21/21, 2021 Supplement 3)**

Real Central Appraisal District

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

July 21, 2021

TO: All Entities

RE: Annual Report 2021

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.

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, RTA, CTA
Chief Appraiser
Real County Appraisal District

REAL CENTRAL 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 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

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'

PROPERTY COUNT

	2020	2021
Real County	8885	8923
City of Camp Wood	574	573
Leakey ISD	5839	5871
Nueces Canyon CISD	2606	2610
Utopia ISD	204	204
Uvalde ISD	241	2441
Real Edwards Con Dist	8879	8919
SWTJC	8213	8194
ESD1	150	150

Protest Filed	2020	2021
Cancelled/No Show	41	67
Settled	321	202
ARB Decision	41	86
Withdrawn	102	117
Pending	26	28
No Change	22	300
Total	553	510
Total Parcels	8885	8932
% Formal Protests to Parcels	16.07%	17.50%

2021 CERTIFIED TOTALS**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,259	3,085.7834	\$4,002,612	\$199,395,945	\$184,595,732
B	MULTIFAMILY RESIDENCE	4		\$0	\$590,296	\$590,296
C1	VACANT LOTS AND LAND TRACTS	411	1,877.5858	\$0	\$16,872,707	\$16,865,207
D1	QUALIFIED OPEN-SPACE LAND	3,299	410,301.8477	\$0	\$768,986,943	\$30,706,575
D2	IMPROVEMENTS ON QUALIFIED OP	28		\$153,928	\$1,035,100	\$1,035,100
E	RURAL LAND, NON QUALIFIED OPE	2,550	22,012.6195	\$10,079,482	\$271,671,966	\$261,422,991
F1	COMMERCIAL REAL PROPERTY	274	255.7855	\$570,687	\$36,348,146	\$36,318,746
F2	INDUSTRIAL AND MANUFACTURIN	5	9.2000	\$0	\$2,267,371	\$2,267,371
G1	OIL AND GAS	4		\$0	\$11,280	\$11,280
J3	ELECTRIC COMPANY (INCLUDING C	29		\$0	\$14,762,268	\$14,762,268
J4	TELEPHONE COMPANY (INCLUDI	18		\$0	\$5,917,934	\$5,917,934
J6	PIPELAND COMPANY	7		\$0	\$4,687,390	\$4,687,390
J7	CABLE TELEVISION COMPANY	6		\$0	\$74,980	\$74,980
L1	COMMERCIAL PERSONAL PROPE	240		\$0	\$6,579,256	\$6,579,256
L2	INDUSTRIAL AND MANUFACTURIN	32		\$4,660	\$3,987,480	\$3,987,480
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$162,983	\$152,983
O	RESIDENTIAL INVENTORY	83	282.6470	\$0	\$6,859,501	\$6,859,501
X	TOTALLY EXEMPT PROPERTY	166	5,236.0202	\$50,000	\$31,598,002	\$0
	Totals		443,061.4891	\$14,861,369	\$1,371,809,548	\$576,835,090

2021 Real County Certified Totals as of Supplement 3

Total Market Value	\$1,388,934,493
Total Assessed Value	\$632,219,410
Net Taxable (before freeze)	\$590,148,680
Freeze Adjusted Taxable	\$527,512,922
Total Number of Properties Under Protest	20
Total Taxable Value of Property Under Protest	\$4,043,274
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$1,087,000

2021 Nueces Canyon CISD Certified Totals as of Supplement 3

Total Market Value	\$364,472,771
Total Assessed Value	\$130,874,685
Net Taxable (before freeze)	\$110,305,291
Freeze Adjusted Taxable	\$102,478,756
Total Number of Properties Under Protest	3
Total Taxable Value of Property Under Protest	\$727,246
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$654,521

2021 Leakey ISD Certified Totals as of Supplement 3

Total Market Value	\$928,911,738
Total Assessed Value	\$484,444,322
Net Taxable (before freeze)	\$445,515,202
Freeze Adjusted Taxable	\$402,096,635
Total Number of Properties Under Protest	13
Total Taxable Value of Property Under Protest	\$2,920,770
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$2,891,693

2021 Uvalde CISD Certified Totals as of Supplement 3

Total Market Value	\$37,858,782
Total Assessed Value	\$8,578,599
Net Taxable (before freeze)	\$8,158,469
Freeze Adjusted Taxable	\$7,847,654
Total Number of Properties Under Protest	4
Total Taxable Value of Property Under Protest	\$350,528
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$315,232

2021 Utopia ISD Certified Totals as of Supplement 3

Total Market Value	\$57,691,303
Total Assessed Value	\$8,322,001
Net Taxable (before freeze)	\$8,212,001
Freeze Adjusted Taxable	\$7,965,064
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

2021 SWTJC Certified Totals as of Supplement 3

Total Market Value	\$1,245,393,925
Total Assessed Value	\$598,903,158
Net Taxable (before freeze)	\$562,143,248
Freeze Adjusted Taxable	\$496,878,794
Total Number of Properties Under Protest	18
Total Taxable Value of Property Under Protest	\$3,176,480
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$2,858,832

2021 Real- Edwards Conservation & Reclamation District Certified Totals as of Supplement 3

Total Market Value	\$1,388,879,473
Total Assessed Value	\$632,164,390
Net Taxable (before freeze)	\$596,940,601
Freeze Adjusted Taxable	\$0
Total Number of Properties Under Protest	20
Total Taxable Value of Property Under Protest	\$4,058,274
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$3,652,446

2021 Utopia - Vanderpool ESD #1 Certified Totals as of Supplement 3

Total Market Value	\$47,979,470
Total Assessed Value	\$7,218,362
Net Taxable (before freeze)	\$6,630,136
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

2021 City of Camp Wood Certified Totals as of Supplement 3

Total Market Value	\$25,493,627
Total Assessed Value	\$25,111,518
Net Taxable (before freeze)	\$22,515,829
Freeze Adjusted Taxable	\$0
Total Number of Properties Under Protest	1
Total Taxable Value of Property Under Protest	\$33,807
Estimated Taxpayer's Opinion of Value for properties Under Protest	\$30,426

2021 Exemptions by Taxing Unit

REAL COUNTY County	2021 CERTIFIED TOTALS	As of Supplement 3
Property Count: 8,942	01R - REAL COUNTY Grand Totals	1/10/2022 9:18:27AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	62	300,000	0	300,000
DV1	9	0	94,000	94,000
DV1S	3	0	15,000	15,000
DV2	8	0	82,500	82,500
DV2S	1	0	7,500	7,500
DV3	4	0	32,000	32,000
DV4	16	0	142,658	142,658
DV4S	1	0	12,000	12,000
DVHS	23	0	3,053,043	3,053,043
DVHSS	1	0	174,162	174,162
EX-XN	7	0	303,668	303,668
EX-XR	3	0	220,952	220,952
EX-XV	145	0	31,071,018	31,071,018
EX366	11	0	2,364	2,364
HS	887	4,198,056	0	4,198,056
LVE	1	0	0	0
OV65	482	2,278,835	0	2,278,835
OV65S	15	70,000	0	70,000
SO	1	12,974	0	12,974
Totals		6,859,865	35,210,865	42,070,730

REAL COUNTY County	2021 CERTIFIED TOTALS	As of Supplement 3
Property Count: 573	02W - CITY OF CAMP WOOD Grand Totals	1/10/2022 9:18:27AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	18	51,000	0	51,000
DV1	1	0	12,000	12,000
DV3	1	0	12,000	12,000
DV4	2	0	22,658	22,658
DVHS	2	0	172,787	172,787
EX-XN	1	0	18,505	18,505
EX-XV	32	0	1,549,487	1,549,487
EX366	8	0	1,252	1,252
HS	123	594,000	0	594,000
OV65	52	156,000	0	156,000
OV65S	2	6,000	0	6,000
Totals		807,000	1,788,689	2,595,689

REAL COUNTY County

2021 CERTIFIED TOTALS

As of Supplement 3

Property Count: 5,889

03L - LEAKEY ISD
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	35	0	303,826	303,826
DV1	5	0	60,000	60,000
DV1S	2	0	5,000	5,000
DV2	5	0	49,981	49,981
DV2S	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	14	0	120,000	120,000
DV4S	1	0	12,000	12,000
DVHS	16	0	2,218,907	2,218,907
DVHSS	1	0	174,162	174,162
EX-XN	6	0	285,163	285,163
EX-XR	3	0	220,952	220,952
EX-XV	81	0	18,552,254	18,552,254
EX366	8	0	2,154	2,154
HS	595	0	13,783,490	13,783,490
OV65	337	0	3,014,026	3,014,026
OV65S	12	0	96,731	96,731
SO	1	12,974	0	12,974
Totals		12,974	38,916,146	38,929,120

REAL COUNTY County

2021 CERTIFIED TOTALS

As of Supplement 3

Property Count: 2,609

03N - NUECES-CANYON CISD
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	25	0	160,000	160,000
DV1	4	0	20,335	20,335
DV1S	1	0	0	0
DV2	3	0	27,000	27,000
DV3	3	0	22,000	22,000
DV4	2	0	22,658	22,658
DVHS	7	0	549,136	549,136
EX-XN	1	0	18,505	18,505
EX-XV	63	0	12,355,545	12,355,545
EX366	9	0	1,533	1,533
HS	279	0	6,301,620	6,301,620
LVE	1	0	0	0
OV65	138	0	1,067,481	1,067,481
OV65S	3	0	23,581	23,581
Totals		0	20,569,394	20,569,394

REAL COUNTY County

2021 CERTIFIED TOTALS

As of Supplement 3

Property Count: 204

03T - UTOPIA ISD

Grand Totals

1/10/2022

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Exemption Breakdown

Exemption	Count	Local	State	Total
HS	4	0	100,000	100,000
OV65	1	0	10,000	10,000
Totals		0	110,000	110,000

REAL COUNTY County

2021 CERTIFIED TOTALS

As of Supplement 3

Property Count: 243

03U - UVALDE ISD

Grand Totals

1/10/2022

9:18:27AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	0	20,000	20,000
EX-XV	1	0	163,219	163,219
HS	9	0	196,911	196,911
OV65	6	0	40,000	40,000
Totals		0	420,130	420,130

REAL COUNTY County

2021 CERTIFIED TOTALS

As of Supplement 3

Property Count: 8,938

041 - REAL-EDWARDS CONSER

Grand Totals

1/10/2022

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	9	0	94,000	94,000
DV1S	3	0	15,000	15,000
DV2	8	0	82,500	82,500
DV2S	1	0	7,500	7,500
DV3	4	0	32,000	32,000
DV4	16	0	142,658	142,658
DV4S	1	0	12,000	12,000
DVHS	23	0	3,053,043	3,053,043
DVHSS	1	0	174,162	174,162
EX-XN	7	0	303,668	303,668
EX-XR	3	0	220,952	220,952
EX-XV	145	0	31,071,018	31,071,018
EX366	10	0	2,314	2,314
LVE	1	0	0	0
SO	1	12,974	0	12,974
Totals		12,974	35,210,815	35,223,789

2021 CERTIFIED TOTALS

Property Count: 8,212

05J - SWTJC
Grand Totals

1/10/2022

9:18:27AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	61	177,000	0	177,000
DV1	9	0	94,000	94,000
DV1S	3	0	15,000	15,000
DV2	7	0	70,500	70,500
DV2S	1	0	7,500	7,500
DV3	4	0	32,000	32,000
DV4	14	0	118,658	118,658
DV4S	1	0	12,000	12,000
DVHS	23	0	3,053,043	3,053,043
DVHSS	1	0	174,162	174,162
EX-XN	7	0	303,668	303,668
EX-XR	3	0	220,952	220,952
EX-XV	145	0	31,071,018	31,071,018
EX366	9	0	2,212	2,212
LVE	1	0	0	0
OV65	476	1,353,223	0	1,353,223
OV65S	15	42,000	0	42,000
SO	1	12,974	0	12,974
Totals		1,585,197	35,174,713	36,759,910

2021 CERTIFIED TOTALS

Property Count: 150

ESD1 - Utopia/Vanderpool #1
Grand Totals

1/10/2022

9:18:27AM

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	588,226	588,226
Totals		0	588,226	588,226