

**REAL CENTRAL APPRAISAL DISTRICT  
2021 2022**

# 2022 CERTIFIED TOTALS

Real County Total Market Value \$1,992,602,325

Net Taxable \$661,922,041

New Value \$14,157,175

2022 Market Value \$1,992,602,325

2021 Market Value \$1,389,904,065

Total Market Value Added \$602,698,260

REAL COUNTY County		2022 CERTIFIED TOTALS		As of Certification	
Property Count: 8,819		01R - REAL COUNTY ARB Approved Totals		7/25/2022	9:54:27AM
<b>Land</b>		<b>Value</b>			
Homesite:		36,526,136			
Non Homesite:		206,219,090			
Ag Market:		1,291,823,707			
Timber Market:		0			
			<b>Total Land</b>	(+)	1,534,568,933
<b>Improvement</b>		<b>Value</b>			
Homesite:		123,128,086			
Non Homesite:		259,149,166			
			<b>Total Improvements</b>	(+)	382,277,252
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	352	39,450,542			
Mineral Property:	6	5,150			
Autos:	3	85,003			
			<b>Total Non Real Market Value</b>	(+)	39,540,695
				=	1,956,386,880
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>		
Total Productivity Market:	1,289,965,910	1,857,797			
Ag Use:	31,846,930	34,942			
Timber Use:	0	0			
Productivity Loss:	1,258,118,980	1,822,855			
			<b>Productivity Loss</b>	(-)	1,258,118,980
			<b>Appraised Value</b>	=	698,267,900
			<b>Homestead Cap</b>	(-)	17,322,321
			<b>Assessed Value</b>	=	680,945,579
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	50,092,166
			<b>Net Taxable</b>	=	630,853,413
<b>Freeze</b>	<b>Assessed</b>	<b>Taxable</b>	<b>Actual Tax</b>	<b>Ceiling</b>	<b>Count</b>
DP	5,541,834	4,993,644	18,044.33	18,220.05	55
OV65	72,290,431	66,203,621	258,340.16	268,935.15	477
<b>Total</b>	<b>77,832,265</b>	<b>71,197,265</b>	<b>276,384.49</b>	<b>287,155.20</b>	<b>532</b>
<b>Tax Rate</b>	0.5101250				
				<b>Freeze Taxable</b>	(-)
					71,197,265
				<b>Freeze Adjusted Taxable</b>	=
					559,656,148
APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX					
3,131,330.41 = 559,656,148 * (0.5101250 / 100) + 276,384.49					
<b>Certified Estimate of Market Value:</b>	1,956,386,880				
<b>Certified Estimate of Taxable Value:</b>	630,853,413				
<b>Tax Increment Finance Value:</b>	0				
<b>Tax Increment Finance Levy:</b>	0.00				

## PARCEL COUNT

- 2022 Real County Parcel Count 8,943
- 2022 Leakey ISD Parcel Count 5,871
- 2022 NCCISD Parcel Count 2,629
- 2022 Uvalde CISD Parcel Count 244
- 2022 Utopia ISD Parcel Count 204
- 2022 Real Edwards CRD Parcel Count 8,943
- 2022 City of Camp Wood Parcel Count 574
- 2022 Utopia Vanderpool ESDI 150
- 2022 SWTJC Parcel Count 8,224

## AREA OF REAL COUNTY

- Real County is roughly 447,984 square acres or roughly 700 square miles

**BUDGET COST ALLOCATION  
 BASED ON LAST YEARS TAX RATES VS THIS  
 YEARS NET TAXABLE = LEVY TPTC 6.06 -6.06 (D)**

After Adjustments					
2023 Calendar Year Real CAD Budget Allocation					
Based on 2022 Projected Levy					
RCAD OPERATIONS					
ENTITY NAME	\$ Total Levy	% Appraisal	\$ Appraisal	\$ Quarterly	
LEAKEY ISD	\$5,173,274.00	46.19%	\$325,631	\$81,408	
REAL COUNTY	\$3,309,077.00	29.55%	\$208,289	\$52,072	
NUECES CANYON ISD	\$1,276,459.00	11.40%	\$80,347	\$20,087	
SW TEXAS JR COLLEGE	\$942,044.00	8.41%	\$59,297	\$14,824	
CITY OF CAMP WOOD	\$208,403.00	1.86%	\$13,118	\$3,279	
REAL-EDWARDS WATER	\$124,502.00	1.11%	\$7,837	\$1,959	
UTOPIA ISD	\$71,280.00	0.64%	\$4,487	\$1,122	
UVALDE ISD	\$88,255.00	0.79%	\$5,555	\$1,389	
UTOPIA/VANDERPOOL ESD	\$6,195.00	0.06%	\$390	\$97	
<b>TOTAL LEVY</b>	<b>\$11,199,489.00</b>	<b>100.00%</b>	<b>\$704,951</b>	<b>\$176,238</b>	
		<b>Total Budget</b>	<b>\$704,951</b>		

# ARB PROTEST TPTC 41.41

prop_val_yr	state_cd	Property_count	Total Market Value Noticed	Total Appraised Value Noticed
2022	A1	72	\$14,328,763	\$14,328,763
2022	A2	45	\$3,282,268	\$3,282,268
2022	B2	1	\$34,051	\$34,051
2022	C1	16	\$1,665,594	\$1,665,594
2022	D1	144	\$96,512,553	\$3,298,481
2022	D2	1	\$459,181	\$30,685
2022	E1	92	\$37,337,500	\$26,446,071
2022	E2	14	\$3,051,321	\$1,103,306
2022	E3	1	\$1,677,629	\$503,200
2022	E4	44	\$6,313,395	\$6,313,395
2022	F1	30	\$13,647,776	\$13,619,124
2022	F3	1	\$45,000	\$45,000
2022	J3	6	\$3,309,669	\$3,309,669
2022	J4	1	\$211,298	\$211,298
2022	L1	9	\$378,392	\$378,392
2022	L2	1	\$54,990	\$54,990
2022	M3	1	\$17,360	\$17,360
2022	O1	12	\$2,421,538	\$2,421,538
		491	\$184,748,278	\$77,063,185
			ARB Determinations and S&W	\$265,669
			Back to Tax Roll	\$76,797,516

## EXEMPTIONS UNDER TAX CODE 11.13

- Exemptions -Homestead, Over-65, Surviving Spouse, Disabled Persons, Disabled Veterans
- Total Accounts Audited- 949
- Market Value of Accounts - \$159,388,684
- Assessed Value of Accounts- \$153,019,229
- Total Exemption Amount- \$50,092,166

## UNQUALIFIED EXEMPTIONS UNDER TAX CODE 11.13

- New Assessed Value Report as of 9.8.22
- 19 total unqualified exemptions removed
- \$3,052,442 Total taxable value returned to roll.
- 17 accounts currently under review for qualifications.

Parcel	Market	Assessed	Taxable	Lien	Unqual Yr	Updated by
5703	\$685,630.00	\$665,327	\$685,630	No	2022	danderson
7899	\$296,724.00	\$226,325	\$226,325		2022	danderson
8274	\$273,617.00	\$189,082	\$189,082		2021	danderson
5007	\$229,413.00	\$40,483	\$56,787		2019	danderson
3079	\$224,140.00	\$163,094	\$224,140			Kellie S
4124	\$216,121.00	\$216,121	\$216,121		2021	--system event--
7416	\$212,010.00	\$212,010	\$212,010		2021	181user
2001	\$209,604.00	\$209,604	\$209,604		2021	danderson
5588	\$159,082.00	\$158,220	\$159,082			Kellie S
8425	\$154,004.00	\$124,630	\$154,004	No	2022	danderson
7170	\$148,218.00	\$148,218	\$148,218		2021	danderson
1977	\$140,646.00	\$140,646	\$140,646		2022	danderson
4265	\$95,780.00	\$95,780	\$95,780	No	2022	danderson
5463	\$90,031.00	\$90,031	\$90,031	Yes	2021	danderson
7517	\$80,418.00	\$62,846	\$80,418		2022	danderson
17228	\$59,650.00	\$37,566	\$59,650	No	2022	danderson
4606	\$40,555.00	\$40,555	\$40,555	No	2022	danderson
8237	\$36,789.00	\$36,789	\$36,789	No	2022	danderson
10237	\$27,570.00	\$27,570	\$27,570	No	2022	danderson
Total		\$2,884,897	\$3,052,442			



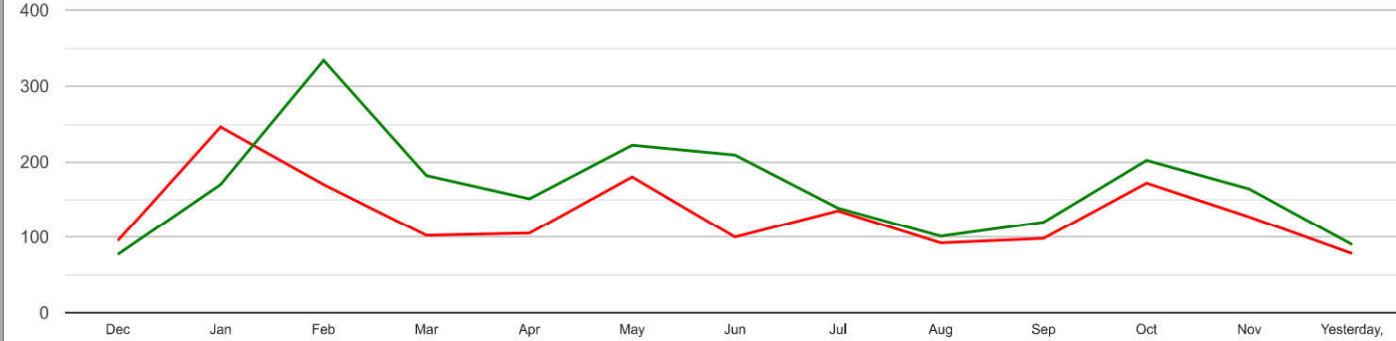
# CUSTOMER SERVICE

UPDATED 12.15.22

Total Phone Calls Received – 5,303

## Queue Stats: 12/14/2021 — 12/14/2022

Call Volume Graph



Queue	Name	Call Volume	Calls Handled	Service Level	Avg. Talk Time	Avg. Answer Speed
301	Collections	<a href="#">2313</a>	<a href="#">1147</a>	<a href="#">98.9%</a>	<a href="#">02:28</a>	<a href="#">12:41</a>
302	Appraisals	<a href="#">2990</a>	<a href="#">1451</a>	<a href="#">98.8%</a>	<a href="#">03:14</a>	<a href="#">13:18</a>

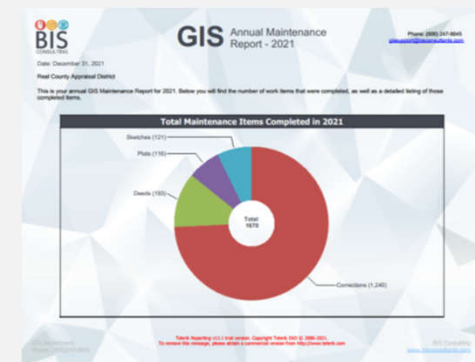
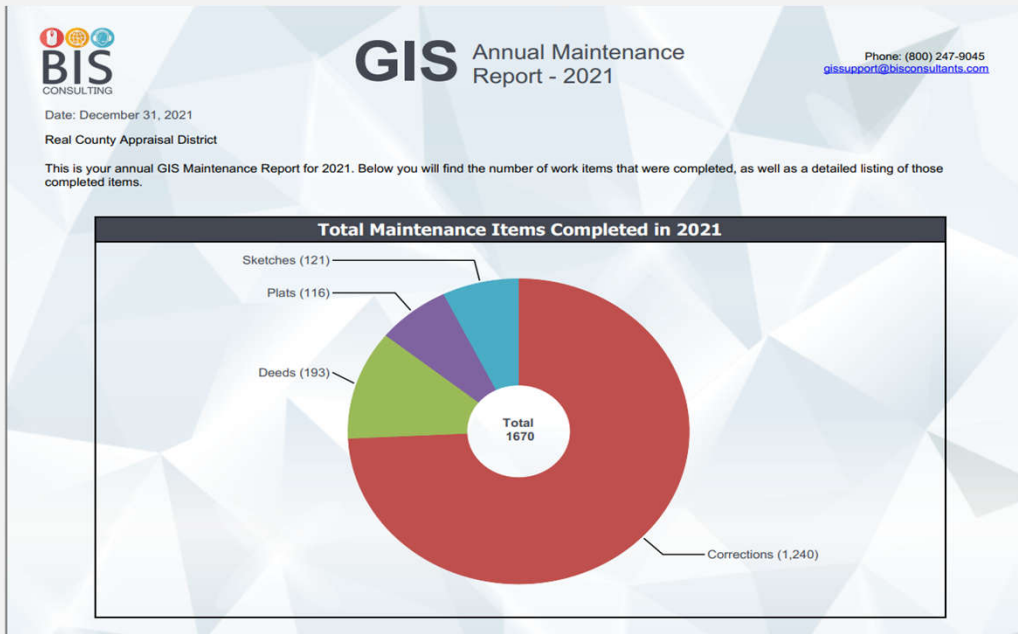
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# MAPPING GIS

- 1,670 GIS Property Mapped for 2021
- 1,240 GIS Property Corrections 2021 74.26 % Corrections



# MAPPING GIS 2022

UPDATED 12.15.22



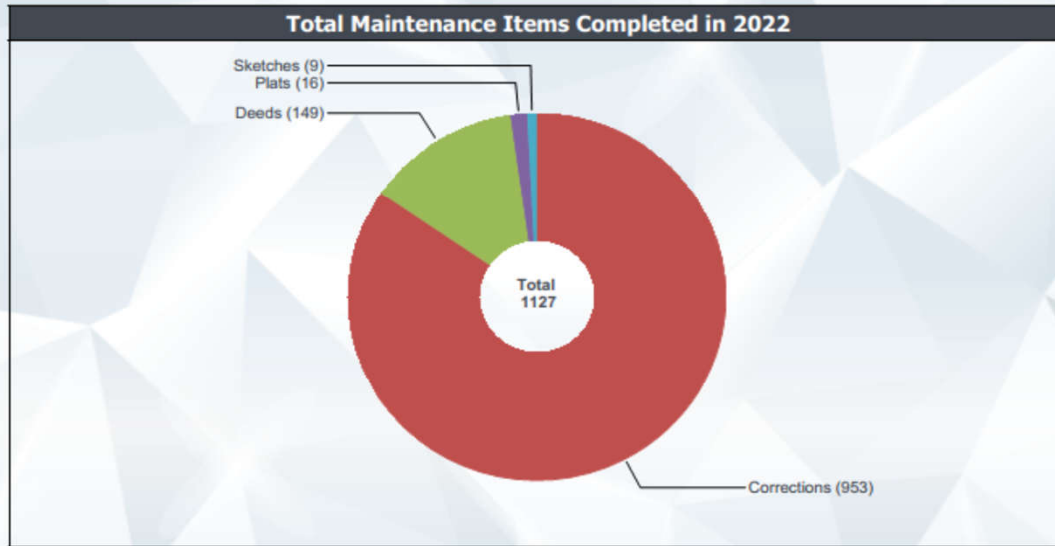
## GIS Annual Maintenance Report - 2022

Phone: (800) 247-9045  
[gissupport@bisconsultants.com](mailto:gissupport@bisconsultants.com)

Date: December 16, 2022

Real County Appraisal District

This is your annual GIS Maintenance Report for 2022. Below you will find the number of work items that were completed, as well as a detailed listing of those completed items.



GIS Department  
Phone: (800)247-9045

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BIS Consulting  
[www.bisconsultants.com](http://www.bisconsultants.com)



# GIS MAPPING ONLINE LOOK UP

- 19,180 GIS Website Mapping Lookups

Usage details for the period:

January 31, 2021 - January 31, 2022

Past 12 Months

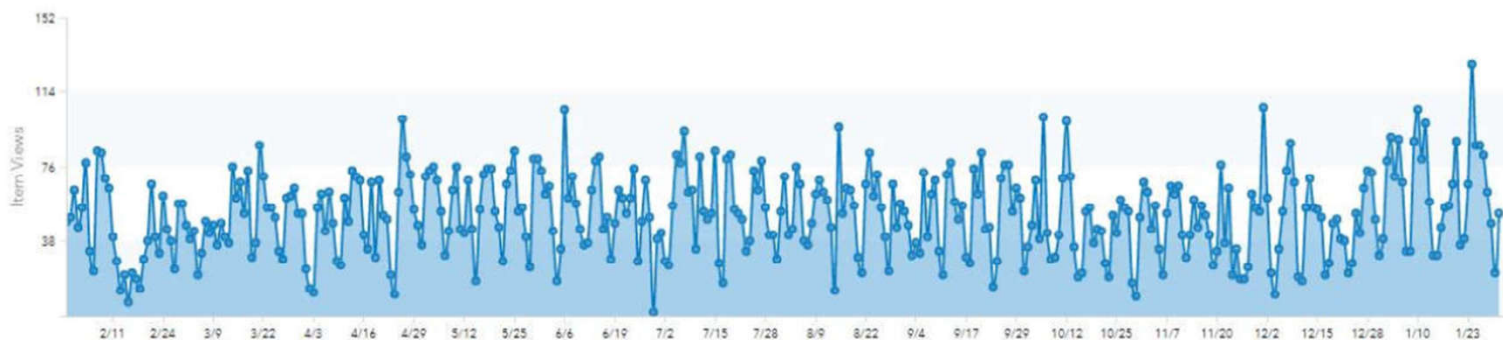
Item Views this Period

19,180

Avg Item Views Per Day

52.55

Usage Time Series



Usage details for the period:

January 31, 2021 - January 31, 2022

Item Views this Period

19,180

Avg Item Views Per Day

52.55

Usage Time Series



# GIS MAPPING ONLINE LOOK UP 2022

UPDATED 12.15.22

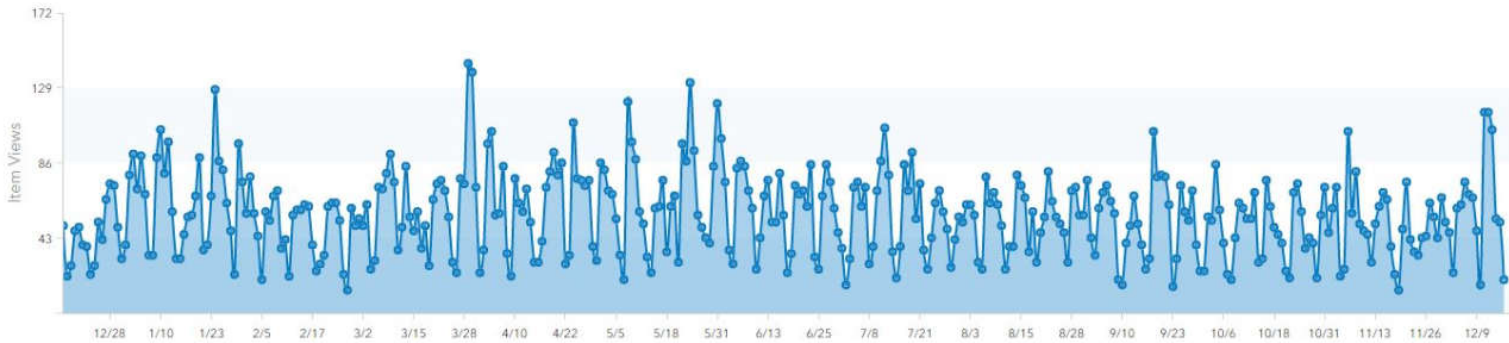
Start Date: 12/17/2021 End Date: 12/16/2022 [Update Report](#)

Item Views this Period  
**20,984**

Avg Item Views Per Day  
**57.65**



Usage Time Series



# WEBSITE ANALYTICS

UPDATED 12.15.22

Go to report

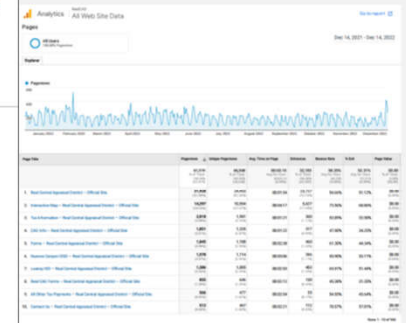
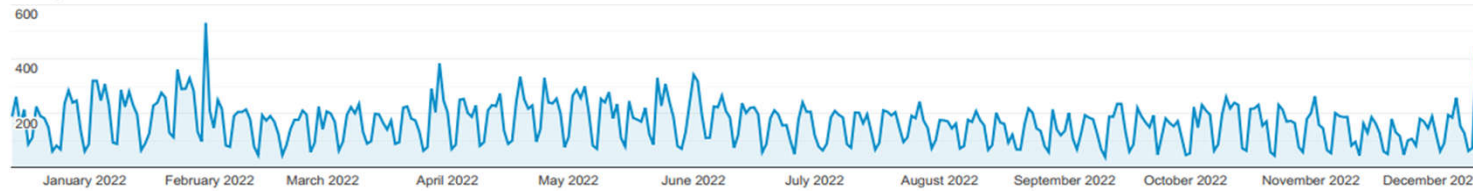
## Pages

All Users  
100.00% Pageviews

Dec 14, 2021 - Dec 14, 2022

## Explorer

### Pageviews



Page Title	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	<b>61,519</b> % of Total: 100.00% (61,519)	<b>46,548</b> % of Total: 100.00% (46,548)	<b>00:02:15</b> Avg for View: 00:02:15 (0.00%)	<b>32,183</b> % of Total: 100.00% (32,183)	<b>58.25%</b> Avg for View: 58.25% (0.00%)	<b>52.31%</b> Avg for View: 52.31% (0.00%)	<b>\$0.00</b> % of Total: 0.00% (\$0.00)
1. Real Central Appraisal District – Official Site	<b>31,928</b> (51.90%)	<b>24,453</b> (52.53%)	<b>00:01:54</b>	<b>23,727</b> (73.73%)	<b>54.66%</b>	<b>51.12%</b>	<b>\$0.00</b> (0.00%)
2. Interactive Map – Real Central Appraisal District – Official Site	<b>14,297</b> (23.24%)	<b>10,554</b> (22.67%)	<b>00:04:17</b>	<b>5,627</b> (17.48%)	<b>73.56%</b>	<b>68.86%</b>	<b>\$0.00</b> (0.00%)
3. Tax Information – Real Central Appraisal District – Official Site	<b>2,818</b> (4.58%)	<b>1,981</b> (4.26%)	<b>00:01:21</b>	<b>360</b> (1.12%)	<b>53.89%</b>	<b>33.50%</b>	<b>\$0.00</b> (0.00%)
4. CAD Info – Real Central Appraisal District – Official Site	<b>1,851</b> (3.01%)	<b>1,335</b> (2.87%)	<b>00:01:22</b>	<b>317</b> (0.98%)	<b>47.00%</b>	<b>34.25%</b>	<b>\$0.00</b> (0.00%)
5. Forms – Real Central Appraisal District – Official Site	<b>1,845</b> (3.00%)	<b>1,188</b> (2.55%)	<b>00:02:38</b>	<b>460</b> (1.43%)	<b>61.30%</b>	<b>44.34%</b>	<b>\$0.00</b> (0.00%)

# COLLECTIONS

UPDATED 12.15.22

- Leakey 2021-year 2642 payments
- Nueces 2021-year 2360 payments
- Total 5,002 Payments Received
- 
- Leakey 2022-year 3073 payments
- Nueces 2022-year 3005 payments
- City of CW 2022-year 63 payments
- Total 6,141 Payments Received
- 
- Leakey Credit cards 2021 year \$396,761.14 (529) 2022 year \$415,116.64 (600)
- Nueces Credit cards 2021 year \$227,081.45 (593) 2022 year \$309,463.05 (736)

# COLLECTIONS

UPDATED 12.15.22

- Leakey ISD Parcel count on Collection side – 6,201
- Leakey Collection percent 2021-year 98.03%
- 
- Nueces Collection percent 2021-year 95.75%
- Nueces CISD Parcel count on Collection side – 6,662
- 
- City of CW Collection percent 2021-year 90.76%
- City of CW Parcel count on Collection side – 574
  
- Total Collection Accounts 13,437.00
  
- 2021 Collection Year \$7,9322,264.00
- Leakey ISD \$5,001,526.96 after Refund of \$24,141.03 TPTC 25.25 and other Corrections
- Nueces CISD \$2,772,315.16 after Refund of \$6,325.91 TPTC 25.25 and other Corrections
- City of CW \$158,422.06 after Refund of \$220.07 TPTC 25.25 and other Corrections



# TAX CERTIFICATES

UPDATED 12.15.22

- Leakey Tax Certificates 2021 year \$4,400.00 (440)
- Leakey Tax Certificates 2022 year \$4,340.00 (434)
  
- Nueces Tax Certificates 2021 year \$4,460.00 (446)
- Nueces Tax Certificates 2022 year \$3,840.00 (384)
  
- City of CW tax certificates 2022 \$250 (25)
  
- 2021 Total Tax Certificates Issued - 886
- 2022 Total Tax Certificates Issued - 843

## MAJOR APPRAISAL CATEGORY CORRECTIONS

UPDATED 12.15.22

- Omitted Properties Year to Date 299
- Flat Valued Properties Year to Date 206
- % Discount or Adjustment Properties Year to Date 577
- Three Categories total of 1,082 12% of total parcels on tax roll

## NUECES CANYON CISD OMITTED PROPERTY ONE ACCOUNT

	2021	2022
Imprv HS	\$0	\$0
Imprv NHS	\$0	\$1,087,861
Land HS	\$0	\$0
Land NHS	\$8,410	\$20,000
AG Market	\$180,754	\$429,880
AG Use	\$15,691	\$16,335
Market	\$189,164	\$1,537,741
Appraised	\$24,101	\$1,124,196
Assessed	\$24,101	\$1,124,196
Entities	05J, 041,03N,01R	05J, 041,03N,01R

# TOTAL OMITTED CORRECTIONS

UPDATED 12.15.22

- 299 omitted properties corrected and added to the appraisal roll
- Market value of corrected properties - \$76,428,254
- Assessed value of corrected properties - \$49,664,164

# TOTAL FLAT VALUE CORRECTIONS

UPDATED 12.15.22

- 206 flat value corrected properties
- Market value of corrected properties - \$41,387,118
- Assessed value of corrected properties - \$26,034,268

# TOTAL CORRECTION VALUE

UPDATED 12.15.22

- 577 properties with adjustments removed.
- \$118,372,855 total market value of adjustment removed properties
- \$57,306,059 total assessed value of adjustment removed properties

# TOTAL CORRECTION VALUE

UPDATED 12.15.22

- Omitted, Flat Value and adjustment properties total market and assessed value
- Market value \$236,188,227
- Assessed value \$133,004,491
- $\$133,004,491 \times 1.73 \text{ Tax Rate} = \$2,300,978(/ 100)$
- \$2,300,978 in lost revenue to the following taxing entities:
- Leakey ISD
- South-West Texas Junior College
- Real-Edwards CRD
- Real County