

Property Tax Assistance Division of The Comptrollers Office performs a bi-annual review, Real County is on an even number review schedule. Below we have provided the last two years of PTAD Ratio Study for Real Central Appraisal District for 2018 and 2020.

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<https://comptroller.texas.gov/taxes/property-tax/ratio-study/index.php>

APPRAISAL DISTRICT RATIO STUDY RESULTS

Tax Code Section 5.10 requires the Comptroller's office to conduct a ratio study to measure the performance of each appraisal district in Texas at least once every two years and to publish the results.

The purpose of the Appraisal District Ratio Study is to measure the uniformity and median level of appraisals performed by an appraisal district within each major category of property.

To conduct the Appraisal District Ratio Study, the Comptroller's office applies appropriate standard statistical analysis techniques to data collected through the school district property value study required by Government Code Section 403.302.

The published report provides ratio study results for each appraisal district studied that year and includes:

- the median levels of appraisal for each major property category;
- the coefficient of dispersion around the median level of appraisal for each major property category; and
- other appropriate statistical measures.

Ratio Study Annual Results	Date Results Posted	CAD Summary Worksheets	Report
2022	Jan. 31, 2023		
2021	Aug. 15, 2022	2021 CAD Summary Worksheet	2021 Report (PDF)
2020	Aug. 16, 2021		
2019	Aug. 28, 2020		
2018	Jan. 31, 2020		

Real CAD bi-annual recap

- 2022 Real CAD Medium Level of Appraisal .75
- 2020 Real CAD Medium Level of Appraisal .97
- 2018 Real CAD Medium Level of Appraisal .96

2022 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet

193-Real

Category	Number of Ratios **	2022 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10 % of Median	% Ratios within (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	113	227,630,453	0.71	37.12	16.81	38.05	0.93
B. MULTI-FAMILY RESIDENCES	0	612,199	*	*	*	*	*
C1. VACANT LOTS	0	21,342,800	*	*	*	*	*
D2. FARM/RANCH IMP	0	1,177,347	*	*	*	*	*
E. RURAL-NON-QUAL	43	319,562,734	0.66	37.00	23.26	51.16	1.00
F1. COMMERCIAL REAL	49	43,648,347	0.83	18.34	42.86	75.51	1.03
F2. INDUSTRIAL REAL	0	2,235,740	*	*	*	*	*
G. OIL, GAS, MINERALS	0	518,013,638	*	*	*	*	*
J. UTILITIES	0	26,927,209	*	*	*	*	*
L1. COMMERCIAL PERSONAL	0	7,545,599	*	*	*	*	*

Category	Number of Ratios **	2022 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10 % of Median	% Ratios within (+/-) 25 % of Median	Price - Related Differential
L2. INDUSTRIAL PERSONAL	0	5,546,700	*	*	*	*	*
M. OTHER PERSONAL	0	13,010,286	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	3,291,641	*	*	*	*	*
OVERALL	205	17,161,914,447	0.75	32.06	20.49	45.37	0.97

Study Results Last Updated: Feb. 02, 2023

* Category result not calculated. Calculation requires a minimum of five ratios from either of the following:

- Categories representing at least 25 percent of total CAD category value.
- Five ISDs or half the ISDs in the CAD, whichever is less

* *Statistical measures may not be reliable when the sample is small

2020 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet

193-Real

Category	Number of Ratios **	2020 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10 % of Median	% Ratios within (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	95	119,167,991	0.98	18.58	48.95	75.25	1.03

Category	Number of Ratios **	2020 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10 % of Median	% Ratios within (+/-) 25 % of Median	Price - Related Differential
B. MULTI-FAMILY RESIDENCES	0	579,385	*	*	*	*	*
C1. VACANT LOTS	35	9,519,705	*	*	*	*	*
D2. FARM/RANCH IMP	0	850,127	*	*	*	*	*
E. RURAL-NON-QUAL	53	324,970,049	0.87	34.01	16.11	50.47	1.20
F1. COMMERCIAL REAL	49	34,934,259	0.97	9.70	67.78	87.59	1.01
F2. INDUSTRIAL REAL	0	2,353,666	*	*	*	*	*
G. OIL, GAS, MINERALS	0	14,370	*	*	*	*	*
J. UTILITIES	0	23,301,929	*	*	*	*	*
L1. COMMERCIAL PERSONAL	0	6,699,261	*	*	*	*	*
L2. INDUSTRIAL PERSONAL	0	3,821,660	*	*	*	*	*
M. OTHER PERSONAL	0	175,598	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	3,838,560	*	*	*	*	*
OVERALL	232	530,226,560	0.97	18.91	47.06	72.93	1.06

Study Results Last Updated: Aug. 16, 2021

*Category result not calculated. Calculation requires a minimum of five ratios resulting from either of the following:

- Categories representing at least 25 percent of total CAD category value.
- Five ISDs or half the ISDs in the CAD, whichever is less.

**Statistical measures may not be reliable when the sample is small.

2018 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet

193-Real

Category	Number of Ratios **	2018 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w /in (+/-) 10 % of Median	% Ratios w /in (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	127	107,357,054	0.97	15.32	49.65	82.18	1.01
B. MULTI-FAMILY RESIDENCES	0	528,758	*	*	*	*	*
C1. VACANT LOTS	0	5,576,832	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	595,550	*	*	*	*	*
E. RURAL-NON-QUAL	45	236,497,247	0.77	31.98	8.40	37.82	1.07
F1. COMMERCIAL REAL	49	32,594,986	0.99	7.52	75.71	94.84	0.99
F2. INDUSTRIAL REAL	0	2,775,302	*	*	*	*	*
G. OIL, GAS, MINERALS	0	201,260	*	*	*	*	*
J. UTILITIES	0	20,492,424	*	*	*	*	*
L1. COMMERCIAL PERSONAL	0	5,962,681	*	*	*	*	*

Category	Number of Ratios **	2018 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w /in (+/-) 10 % of Median	% Ratios w /in (+/-) 25 % of Median	Price - Related Differential
L2. INDUSTRIAL PERSONAL	0	4,338,060	*	*	*	*	*
M. OTHER PERSONAL	0	492,982	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	1,628,722	*	*	*	*	*
S. SPECIAL INVENTORY	0	0	*	*	*	*	*
OVERALL	221	419,041,858	0.96	16.86	50.05	76.66	1.00

* Not Calculated - Need a minimum of 5 ratios from either(A) categories representing at least 25 % of total CAD category value or(B) 5 ISDs or half the ISDs in the CAD, whichever is less

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