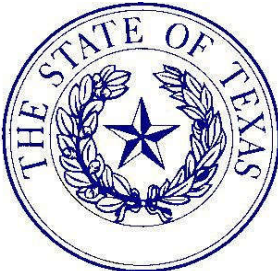


REAL CENTRAL APPRAISAL DISTRICT



2025 ANNUAL REPORT

Real Central Appraisal District

P. O. Box 158
Leahey TX 78873

TO: All Entities

RE: Annual Report 2025

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. The Real Central Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. The Appraisal District is responsible for local property tax appraisal and exemption administration. The local taxing units set the tax rate from your property tax appraisal issued by the Appraisal District.

RCAD continues to work diligently to provide equality and uniformity to the citizens of Real County and the ten 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 at RCAD 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, RCAD maintains a website. This website is designed to assist the public in obtaining information about the district. Property forms are 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. RCAD strives to meet the public's needs with updated technology and tools. Please visit us at www.realcad.org.

We hope that you will find this report to be informative, we look forward to another productive year working with our entities.

10 ENTITIES SERVED

Real County
City of Camp Wood
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 College
Utopia Vanderpool ESD1
Real County ESD1

2 COLLECTIONS OF TAXING UNITS

Leakey Independent School District
Nueces Canyon Consolidated Independent School District

BOARD OF DIRECTORS

Members of the Board of Directors are elected by the taxing units within the boundaries of Real County and must live within the district two years prior to serving on the board. The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the appraisal district. The Board of Directors of the Real Central Appraisal District consists of five voting members and a non-voting member, the current Tax Assessor/Collector for Real County.

Board Members include:

David Satterwhite, Chairman
Tammie Dugat, Secretary
Arnold Adiar
Billy Collins
Julie Corley
Terrie Pendley

APPRAISAL REVIEW BOARD

The Appraisal Review Board (hereinafter, "ARB") is three to five-member citizens' Board. To be eligible to serve on the ARB, an individual must be a resident of the District and must have resided in the District for at least two years. In a county with a population of less than 75,000, the board members, including the chairman, are appointed by the local administrative district judge, from applications submitted to the appraisal district and submitted to the judge, in the county where the appraisal district is established. Members are charged with providing an impartial review of the appraisal records prepared by the District. The ARB is empowered to equalize the values of all properties in the District concerning fair market value and hear taxpayer appeals through scheduled hearings for those who dispute their appraised value.

The 2025 ARB members include:

Anthony "Paul" Panunto, Chairman
William "Bill" Sames, Secretary
Rupert Trevlyn "Trev" Sparks, Member
Randy Childers, Member
Arthur "Art" Maguire, Member

CERTIFIED VALUES

The District's annual cycle for appraisal activities concludes after the appraisal review board submits the certified appraisal roll to the chief appraiser. The appraisal roll was certified in July 25, 2025, with less than 5.00 % of the total value in the District remaining under protest. State law requires that not more than five percent of the total value remain as unresolved protests when the records are approved and certified as the appraisal roll. The market value for Real County on the appraisal rolls was approximately \$2.3 billion, resulting in a 2025 ad valorem tax levy of roughly \$774 million.

<u>ENTITY</u>	<u>MARKET VALUE</u>	<u>TAXABLE VALUE</u>
REAL COUNTY	2,311,533,178	851,073,779
CITY OF CAMP WOOD	45,166,773	37,530,322
LEAKEY ISD	1,540,119,928	632,676,987
NUECES CANYON CISD	657,184,972	163,286,656
UTOPIA ISD	63,797,328	11,055,233
UVALDE CISD	50,431,744	8,251,798
REAL EDWARDS CRD	2,311,486,668	885,510,623
SOUTHWEST TEXAS COLLEGE DISTRICT	2,071,620,058	842,384,141
UTOPIA VANDERPOOL ESD1	69,806,025	13,622,373
REAL COUNTY ESD1	1,496,476,358	626,152,698

PROPERTY COUNT

<u>ENTITY</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
REAL COUNTY	9029	9,018	9,003
CITY OF CAMP WOOD	592	599	595
LEAKEY ISD	5945	5,941	5,926
NUECES CANYON CISD	2647	2,644	2,643
UTOPIA ISD	200	200	199
UVALDE ISD	241	237	237
REAL EDWARDS CRD	9025	9,016	9,001
SOUTHWEST TEXAS COLLEGE DISTRICT	8306	8,306	8,292
UTOPIA/VANDERPOOL ESD1	147	221	222
REAL COUNTY ESD1	-	5,887	5,800

2025 TAX RATES

<u>ENTITY</u>	<u>PER \$100 OF VALUE</u>
REAL COUNTY	\$0.5300
CITY OF CAMP WOOD	\$0.581459
LEAKEY ISD	\$0.8269
NUECES CANYON CISD	\$0.7314
UTOPIA ISD	\$0.6669
UVALDE ISD	\$0.69830
REAL EDWARDS CRD	\$0.0170
SOUTHWEST TEXAS COLLEGE DISTRICT	\$0.1200
UTOPIA/VANDERPOOL ESD1	\$0.071199
REAL COUNTY ESD1	\$0.1000

EXEMPTION DATA

Most tax units offer homestead exemption to 1,075 residential homesteads in the county. All schools must grant a \$140,000 value exemption to regular homesteads and an additional \$60,000 value exemption to over-65 and disabled persons. Other tax units may grant a percentage homestead up to 20% based on annual decisions by their governing body or voters.

<u>ENTITY</u>	<u>HOMESTEAD</u>	<u>O65/DP</u>
REAL COUNTY	20% of TMV (Total Market Value) *	5,000
CITY OF CAMP WOOD	5,000	3,000
LEAKEY ISD	140,000	60,000
NUECES CANYON CISD	140,000	60,000
UTOPIA ISD	140,000	60,000
UVALDE ISD	140,000	60,000
REAL EDWARDS CRD	10,000	5,000
SOUTHWEST TEXAS COLLEGE DISTRICT	N/A	3,000
UTOPIA/VANDERPOOL ESD1	N/A	N/A
REAL COUNTY ESD1	20% of TMV (Total Market Value) *	10,000

*Local option of at least the percentage of Total Market Value, but no less than \$5,000

DISABLED VETERANS	PERCENTAGE	AMOUNT
DV01	10-29%	5,000
DV02	30-49%	7,500
DV03	50-69%	10,000
DV04	70-100%	12,000

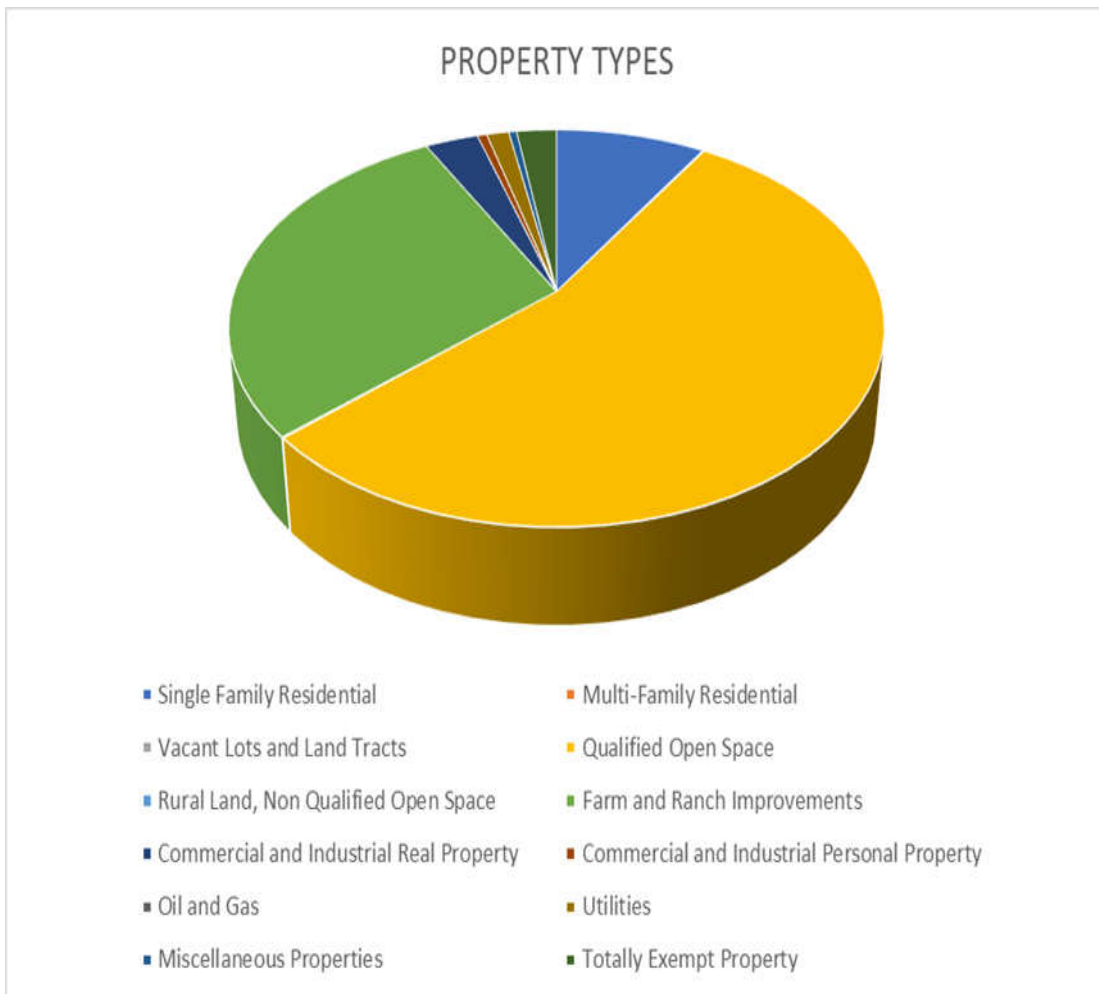
EXEMPTION BREAK DOWN

<u>EXEMPTION</u>	<u>COUNT</u>	<u>LOCAL</u>	<u>STATE</u>	<u>TOTAL</u>
Disabled Person	57	269,158	-	269,158
Disabled Veteran	71	-	602,687	602,687
Disabled Veteran Spouse	6	-	29,500	29,500
Disabled Veteran Homestead	38	-	7,789,823	7,789,823
Exempt	155	-	50,654,801	50,654,801
EX366	47	-	47,506	47,506
Homestead	1,075	43,394,185	-	43,394,185
Over 65	621	2,629,468	-	2,629,468
Over 65 Spouse	21	90,000	-	90,000
Solar	2	147,894	-	147,894
TOTALS		46,530,705	59,124,317	105,655,022

PROPERTY TYPES AND VALUE

In 2025, the appraisal district appraised 9003 parcels with a total market value of \$2,311,533,178. All properties are appraised annually. Typical properties within the District include 7,385 rural land qualified/non-qualified open space, 1,412 homes and 566 commercial properties.

<u>PROPERTY TYPE</u>	<u>VALUE</u>	<u>% OF TOTAL MARKET</u>
Single Family Residential	\$203,590,205	8.81%
Multi-Family Residential	\$1,396,683	0.06%
Vacant Lots and Land Tracts	\$762,241	0.03%
Qualified Open Space	\$1,257,668,716	54.41%
Rural Land, Non-Qualified Open Space	\$2,101,077	0.09%
Farm and Ranch Improvements	\$666,009,138	28.81%
Commercial and Industrial Real Property	\$71,934,349	3.11%
Commercial and Industrial Personal Property	\$12,836,991	0.56%
Oil and Gas	\$15,000	0.00%
Utilities	\$30,227,430	1.31%
Miscellaneous Properties	\$10,715,709	0.46%
Totally Exempt Property	\$54,275,639	2.35%
TOTAL	\$2,311,533,178	100%



PROTEST INFORMATION

FINAL RESULTS	2023	2024	2025
CANCELLED/NO SHOW	137	61	21
SETTLED	761	303	424
ARB DECISION	62	97	131
WITHDRAWN	30	193	99
PENDING	32	513	2
NO CHANGE	119	116	17
TOTAL	1,141	1,283	1,283
TOTAL PARCELS	9,029	9,018	9,003
% PROTESTS TO PARCELS	12.64%	14.23%	14.25%