

REAL CENTRAL APPRAISAL DISTRICT
2023 RECAP

PTAD RATIO STUDY UPDATE 02.15.2023

<https://realcad.org/wp-content/uploads/2023/01/Real-CAD-2018-and-2020-Ratio-Study.pdf>

- Property Tax Assistance Division of The Comptrollers Office performs a bi-annual review, Real County is on a 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.

- Chief Appraiser
 - Juan Saucedo RPA, CCA, RTA

- <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.

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

2023 CERTIFIED TOTALS

Real County Total Market Value \$2,091,700,190

New Value \$15,204,116

2023 Market Value \$2,091,700,190

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

Total Market Value Added \$99,097865

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

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

Total Market Value Added \$602,698,260

COUNTY OF REAL			2023 CERTIFIED TOTALS		As of Certification	
Property Count: 9,032			01R - REAL COUNTY Grand Totals		6/6/2024	12:38:12PM
Land			Value			
Homesite:		52,111,856				
Non Homesite:		288,678,508				
Ag Market:		1,285,906,634				
Timber Market:		0				
			Total Land	(+)	1,626,696,998	
Improvement			Value			
Homesite:		139,318,385				
Non Homesite:		284,456,735				
			Total Improvements	(+)	423,775,120	
Non Real			Count Value			
Personal Property:	377	41,135,073				
Mineral Property:	6	6,340				
Autos:	3	86,659				
			Total Non Real	(+)	41,228,072	
			Market Value	=	2,091,700,190	
Ag			Non Exempt Exempt			
Total Productivity Market:	1,285,439,971	466,663				
Ag Use:	34,893,204	9,612				
Timber Use:	0	0				
Productivity Loss:	1,250,546,767	457,051				
			Productivity Loss	(-)	1,250,546,767	
			Appraised Value	=	841,153,423	
			Homestead Cap	(-)	23,989,598	
			23.231 Cap	(-)	0	
			Assessed Value	=	817,163,825	
			Total Exemptions Amount (Breakdown on Next Page)	(-)	83,708,576	
			Net Taxable	=	733,455,249	
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	6,451,623	4,585,436	19,821.82	21,118.74	54	
OV65	77,967,259	56,848,769	257,056.52	285,971.71	478	
Total	84,418,882	61,434,205	276,878.34	307,090.45	532	Freeze Taxable
Tax Rate	0.5300000					(-)
						61,434,205
						Freeze Adjusted Taxable
						=
						672,021,044
APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX						
3,838,589.87 = 672,021,044 * (0.5300000 / 100) + 276,878.34						
Certified Estimate of Market Value:			2,061,265,678			
Certified Estimate of Taxable Value:			713,437,229			
Tax Increment Finance Value:			0			
Tax Increment Finance Levy:			0.00			

2023 PARCEL COUNT AS OF 7.25.2023

- 2023 Real County Parcel Count 9,032
- 2023 Leakey ISD Parcel Count 5,948
- 2023 NCCISD Parcel Count 2,646
- 2023 Uvalde CISD Parcel Count 241
- 2023 Utopia ISD Parcel Count 200
- 2023 Real Edwards CRD Parcel Count 9,028
- 2023 City of Camp Wood Parcel Count 593
- 2023 Utopia Vanderpool ESD I 147
- 2023 SWTJC Parcel Count 8,309

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)

*** Real County ESD1 is added new to 2025 Budget increasing allocation amounts by \$ 45,478 based on the RESD1 projected by tax levy Texas Property Tax Code Sec. 6.06(d)				
Texas Property Tax Code Sec. 6.06(d) Allocation by Proportion of Tax Levy	Based on 2023 Levy			
RCAD OPERATIONS				
ENTITY NAME	\$ Total Levy	% Appraisal	\$ Appraisal	\$ Quarterly
LEAKEY ISD	\$4,381,668.00	39.33%	\$353,927.85	\$88,481.96
REAL COUNTY	\$3,815,846.00	34.25%	\$308,223.76	\$77,055.94
NUECES CANYON ISD	\$1,066,003.00	9.57%	\$86,106.06	\$21,526.51
SW TEXAS JR COLLEGE	\$839,405.00	7.54%	\$67,802.67	\$16,950.67
Real County ESD1	\$564,617.00	5.07%	\$45,606.76	\$11,401.69
CITY OF CAMP WOOD	\$204,806.00	1.84%	\$16,543.14	\$4,135.78
REAL-EDWARDS CRD	\$141,400.00	1.27%	\$11,421.54	\$2,855.39
UTOPIA ISD	\$61,184.00	0.55%	\$4,942.12	\$1,235.53
UVALDE ISD	\$59,109.00	0.53%	\$4,774.51	\$1,193.63
UTOPIA/VANDERPOOL ESD	\$5,921.00	0.05%	\$478.27	\$119.57
TOTAL LEVY	\$11,139,959.00	100.00%	\$899,826.67	\$224,956.67
		Total Budget	\$899,826.67	

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
TOTAL LEVY	\$11,199,489.00	100.00%	\$704,951	\$176,238
		Total Budget	\$704,951	

STAFF EXPERIENCE AND EDUCATION

- **JUAN**
- 14 Years Experience In Appraisal
- 6 Years In Collections
- Bachelor's Degree
- (RPA) Registered Professional Appraiser (CCA) Certified Chief Appraiser
- (RTA) Registered Texas Assessor / Collector (CTA) Certified Tax Administrator

- **MARIA**
- 13 Years Experience In Appraisal 13 Years In Collections
- (RTA III) Registered Texas Assessor / Collector
- (RPA II) Registered Professional Appraiser
- 4 Years In Bookkeeping
- 8 Years In Justice of the Peace Clerk Real County

- **KYNDALL**
- 2 Years Experience In Appraisal
- Bachelor's Degree
- (RPA II) Registered Professional Appraiser
- (RTC II) Registered Tax Collector
- 1 Year In Bonds and Insurance

- **SHELBY**
- 1 Years Experience In Appraisal
- (RPA II) Registered Professional Appraiser
- Half Year In Banking

- **CATALINA**
- 10 Months Experience In Appraisal
- 6 Years in Title and Deed Work
- 6 Half Year In Banking

- **AMBER**
- 8 Months Experience In Appraisal
- 1 Year In Collection work
- 5 Year In Banking

2024 NOTICES OF APPRAISED VALUE

- Real Property Count 4227
- Personal Property County 32
 - Mobile Homes Count 179
- E-File – Real Property Count 748
- E-File – Mobile Home Count 49
- Mineral and Industrial Count 2
 - Total 5237

2023 NOTICES OF APPRAISED VALUE

2023 Notices of Appraised Value

Real Property Count 4041

Personal Property County 168

Mobile Homes Count 143

Mineral and Industrial Count 42

Total 4394

EXEMPTIONS UNDER TAX CODE 11.13

- Exemptions - Homestead, Over-65, Surviving Spouse, Disabled Persons, Disabled Veterans
 - 2024 Total Accounts Audited - 1119
 - 2024 Market Value of Accounts - \$259,623,506
 - 2024 Total Exemption Amount - \$49,879,861
-
- Exemptions -Homestead, Over-65, Surviving Spouse, Disabled Persons, Disabled Veterans
 - 2023 Total Accounts Audited - 1088
 - 2023 Market Value of Accounts - \$197,333,272
 - 2023 Total Exemption Amount - \$49,424,147

HOMESTEAD 10%CAP
NEW FOR 2024
CIRCUIT BREAKER 20% CAP TPTC 23.231

- 2024 Homestead Cap Non-Taxable Value \$63,235,117
- 2024 Circuit Breaker 23.231 Non-Taxable Value \$153,589,357

CITY OF CAMP WOOD
TAX RATE CORRECTION
&
EQUAL AND UNIFORM APPRAISALS

- 2023 Camp Wood Tax Rate .5827360 City of Camp Wood Reduces Tax Rate from 2021 to 2023 by .226764
- 2022 Camp Wood Tax Rate .7994870 Real CAD Corrects all City of Camp Wood Lots
- 2021 Camp Wood Tax Rate .8095000 Real CAD starts working with City of Camp Wood

2024 NEW TAXING UNIT REAL COUNTY EMERGENCY SERVICE DISTRICT I RESDI TAXING UNIT NUMBER 193-201-40

- **2024 Property Count 5,930**
- **2024 Estimated Market Value \$1,604,941,675**
- **2024 Estimated Net Taxable \$700,017,687**
- **2024 Estimated Tax Levy \$700,018**

COUNTY OF REAL		2024 PRELIMINARY TOTALS			
RESDI - REAL COUNTY ESDI		Grand Totals			
Property Count: 5,930				5/24/2024	11:55:54AM
Land		Value			
Homestead:		89,223,374			
Non Homestead:		360,311,010			
Ag Market:		749,302,641			
Timber Market:		0	Total Land	(+)	1,198,837,025
Improvement		Value			
Homestead:		123,734,188			
Non Homestead:		255,409,532	Total Improvements	(+)	379,143,720
Non Real		Count			
Personal Property:	277	26,933,744			
Mineral Property:	1	2,000			
Autos:	1	25,186	Total Non Real	(+)	26,960,930
			Market Value	=	1,604,941,675
Ag		Non Exempt		Exempt	
Total Productivity Market:	749,302,641		0		
Ag Use:	22,608,802		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	726,693,839		0		
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	
				Net Taxable	=
					700,017,687
APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)					
700,017.69 = 700,017,687 * (0.100000 / 100)					
Certified Estimate of Market Value:		1,604,141,893			
Certified Estimate of Taxable Value:		699,916,516			
Tax Increment Finance Value:		0			
Tax Increment Finance Levy:		0.00			

CUSTOMER SERVICE

Open during lunch during collection peak days at the end of month in January



CUSTOMER SERVICE EMAILS

Real CAD Emails Send/Receive from
1/1/2023 - 1/22/2024

Email	Sent	Received
Info	1,478	2,454
Tax Requests	927	356
Protest	429	808
Juan	4,059	9,967
Maria	1,062	7,005
Kyndall	65	336
Shelby	193	1,083
Catalina	257	665
Amber	88	212
Total From All Emails	33,858	

CUSTOMER SERVICE 2023 2024 CALL LOG

Total Phone calls from 03/16/2023 to 6/6/2024

INCOMING CALLS: 4,817

TOTAL CALLS ANSWERED: 4,012

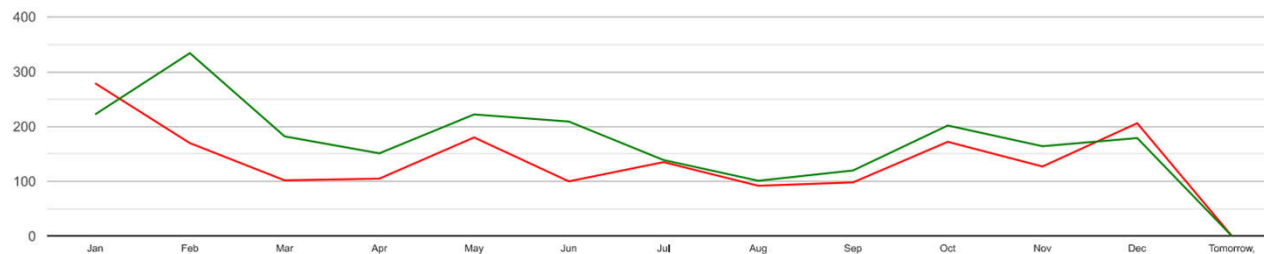
CUSTOMER SERVICE

UPDATED 2.15.23

Total Phone Calls Received – 5,345
1/30/2023 to 1/31/2023 Calls Received - 425

Queue Stats: 01/31/2022 — 01/31/2023

Call Volume Graph



	Queue	Name	Call Volume	Calls Handled	Service Level	Avg. Talk Time	Avg. Answer Speed
☐	301	Collections	2328	1200	98.5%	02:16	12:02
☐	302	Appraisals	3017	1493	98.7%	03:03	12:35

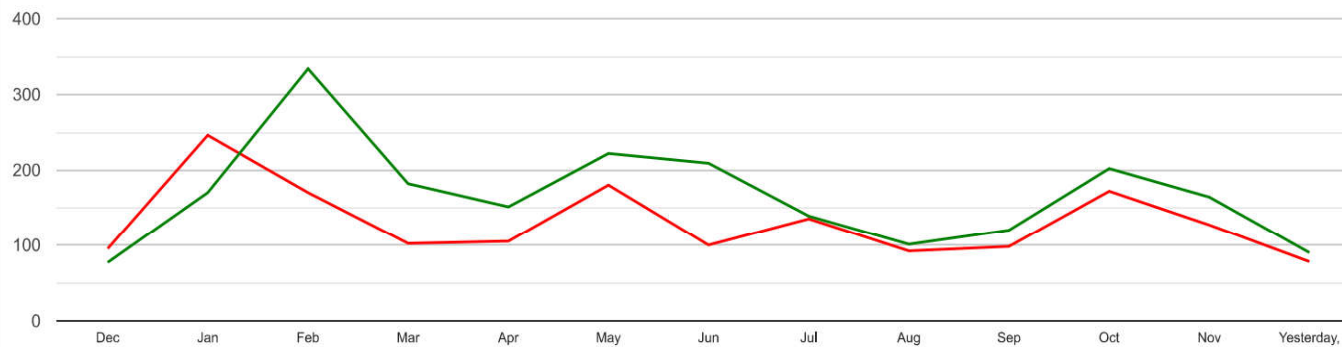
CUSTOMER SERVICE

UPDATED 12.15.22

Total Phone Calls Received – 5,303

Queue Stats: 12/14/2021 — 12/14/2022

Call Volume Graph

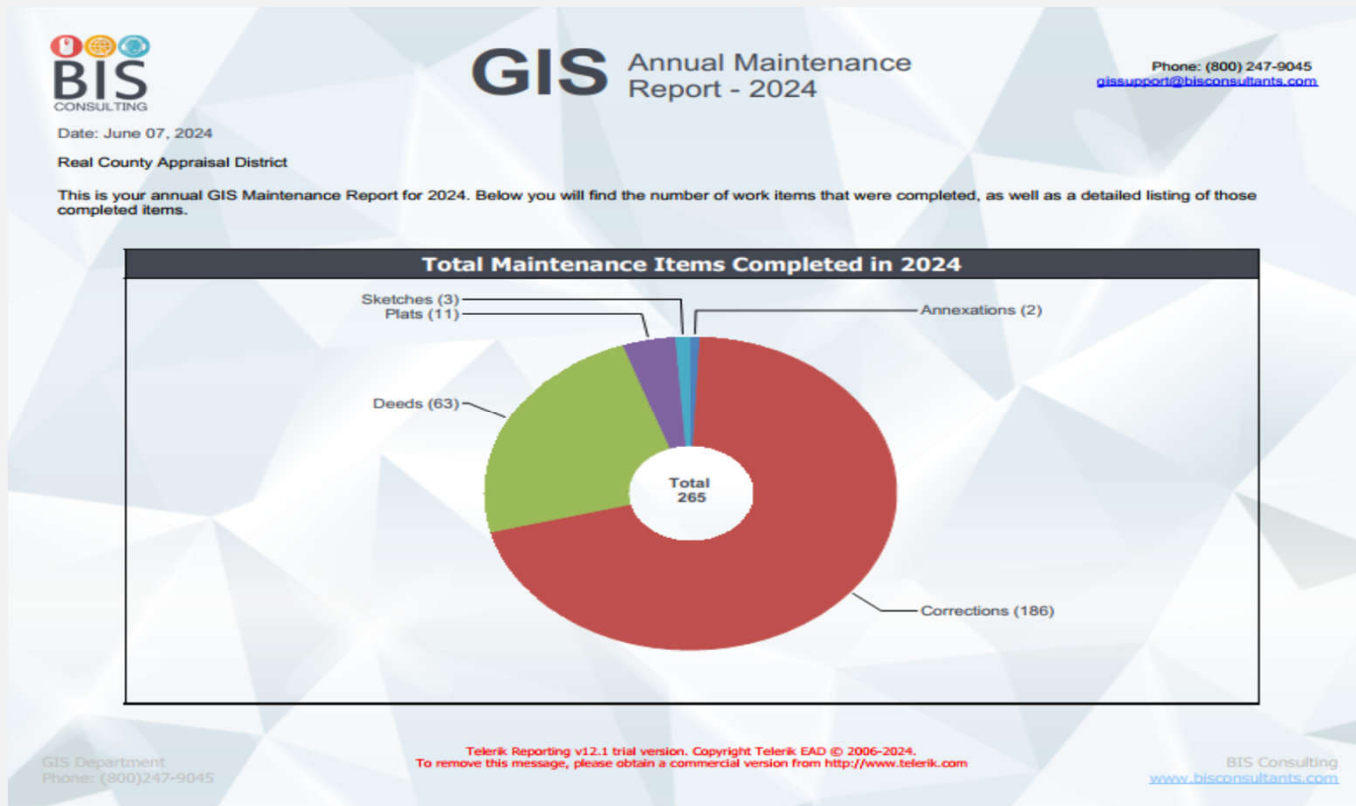


	Queue	Name	Call Volume	Calls Handled	Service Level	Avg. Talk Time	Avg. Answer Speed
■	301	Collections	2313	1147	98.9%	02:28	12:41
■	302	Appraisals	2990	1451	98.8%	03:14	13:18

2024 MAPPING GIS UPDATED 6.7.2024

265 GIS Property Mapped for 2024

186 GIS Property Corrections 2024 70.18 % Corrections



2024 MAPPING GIS UPDATED 6.7.2024

- 8232 Total Accounts
- 520 Accounts not mapped
- 475 after removing accounts with ONLY in the legal
- 383 after IMPROVEMENT with no acreage removed
- 381 after Service Garage and Shop... removed
- 374 after MOBILE HOME removed
- 352 after NO Acreage but not a lot removed
- 350 after Storage and Imp non acreage

As of June 7, 2024

- 8062 and 350 that are not mapped. We call them missing PIDS or Zero PIDS
- Real CAD Mapped at 95.66%
- YTD 54 of 70 hours used so far.

2024 MAPPING GIS & DEED PROJECTS UPDATED 6.7.2024

UDI Undivided Interest accounts

CAD started with 213 Accounts not correct in our CAMA software

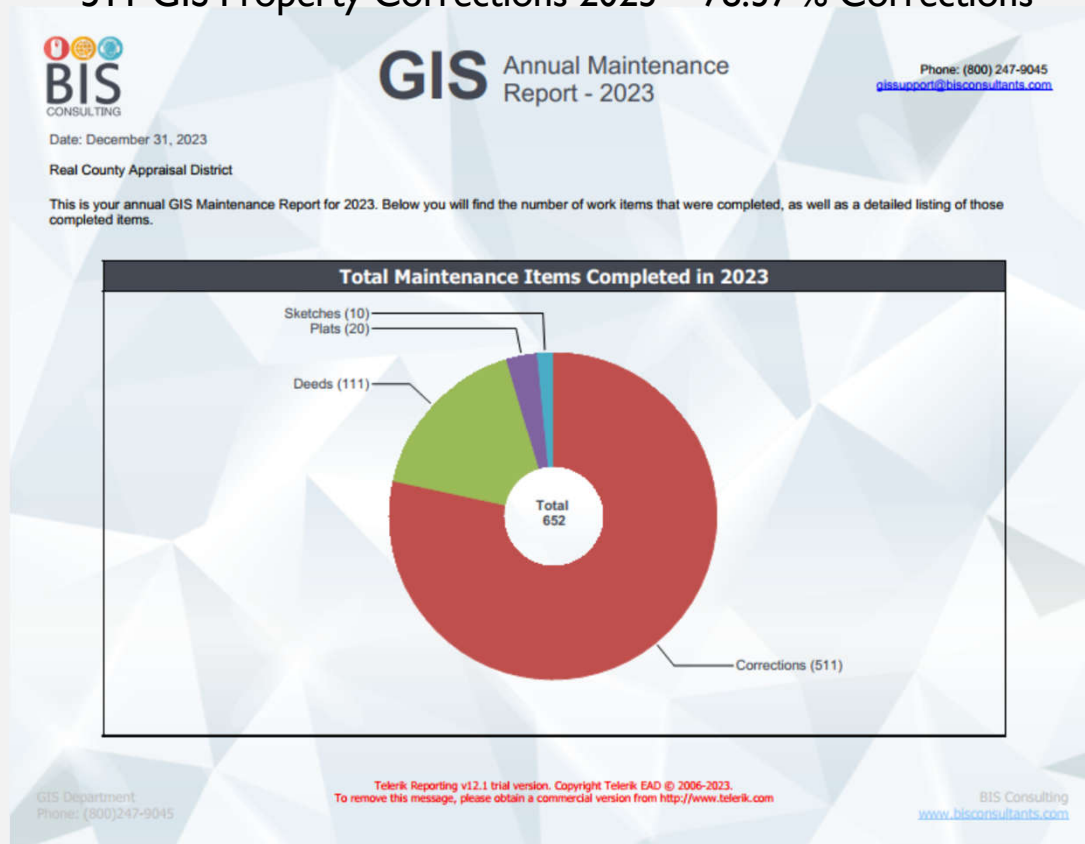
BIS has corrected 110 UDI Undivided Interest accounts

Cost for Special Project \$5,000

2023 MAPPING GIS UPDATED 6.7.2024

652 GIS Property Mapped for 2023

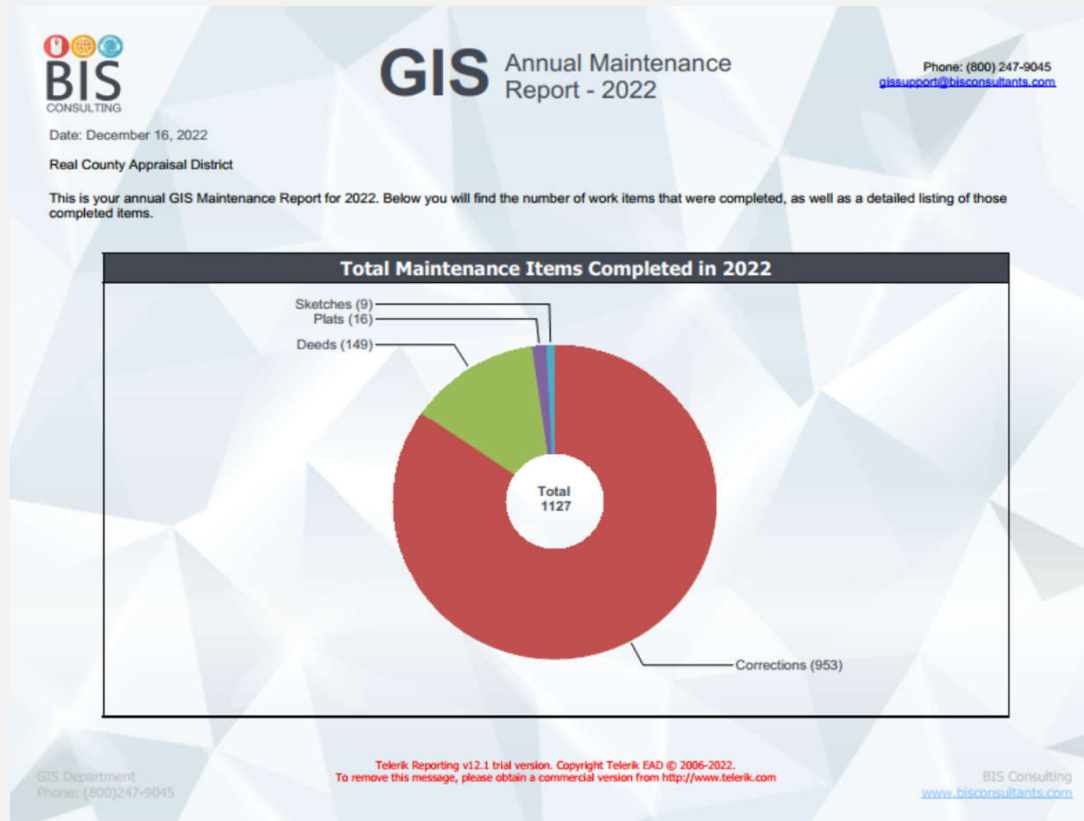
511 GIS Property Corrections 2023 78.37 % Corrections



2022 MAPPING GIS

UPDATED 2.15.23

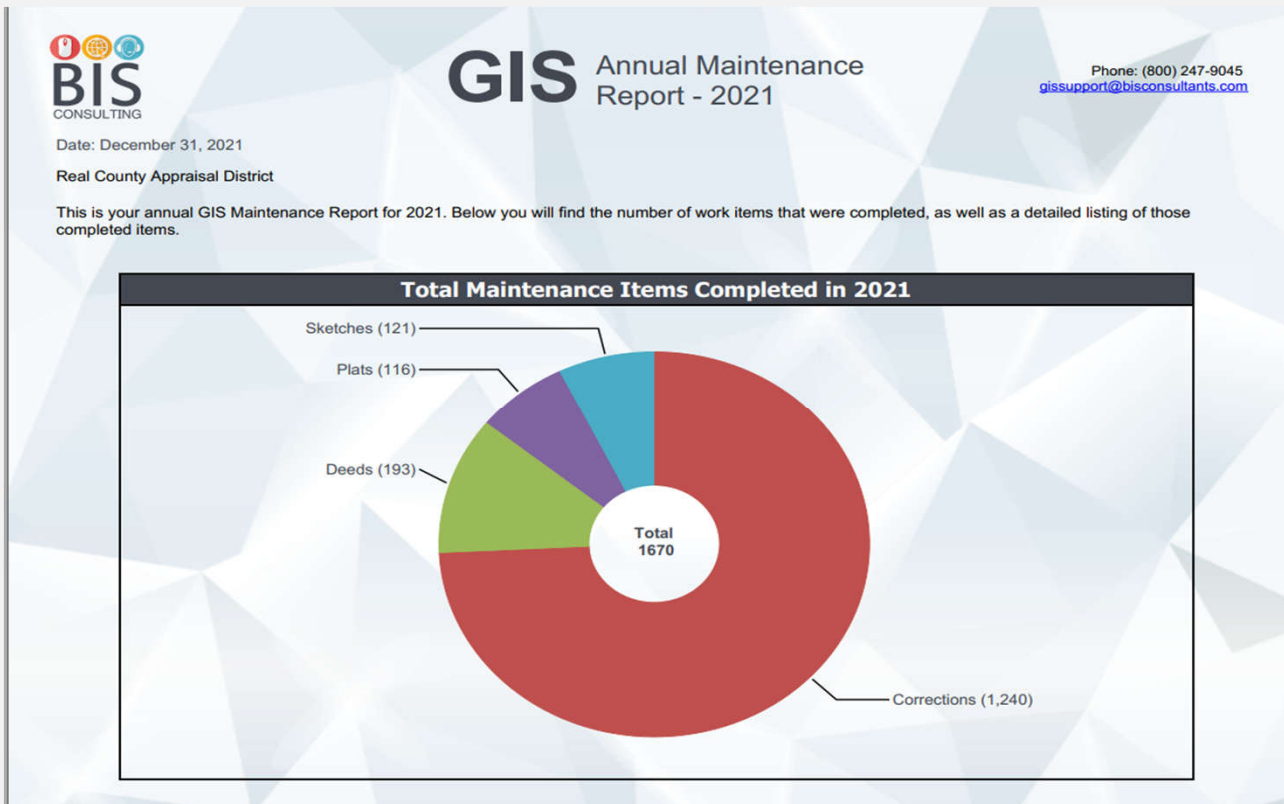
1,127 GIS Property Mapped for 2022
953 GIS Property Corrections 2022 84.56% Corrections



2021 MAPPING GIS

UPDATED 12.15.2022

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



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

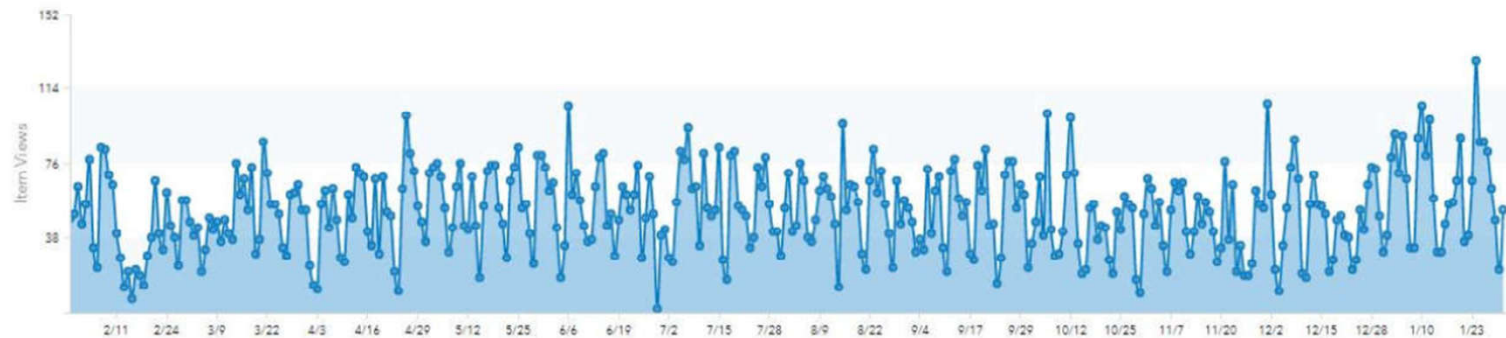
Item Views this Period

19,180

Avg Item Views Per Day

52.55

Usage Time Series



GIS MAPPING ONLINE LOOK UP 2022

UPDATED 12.15.22

Start Date:

12/17/2021

End Date:

12/16/2022

Update Report

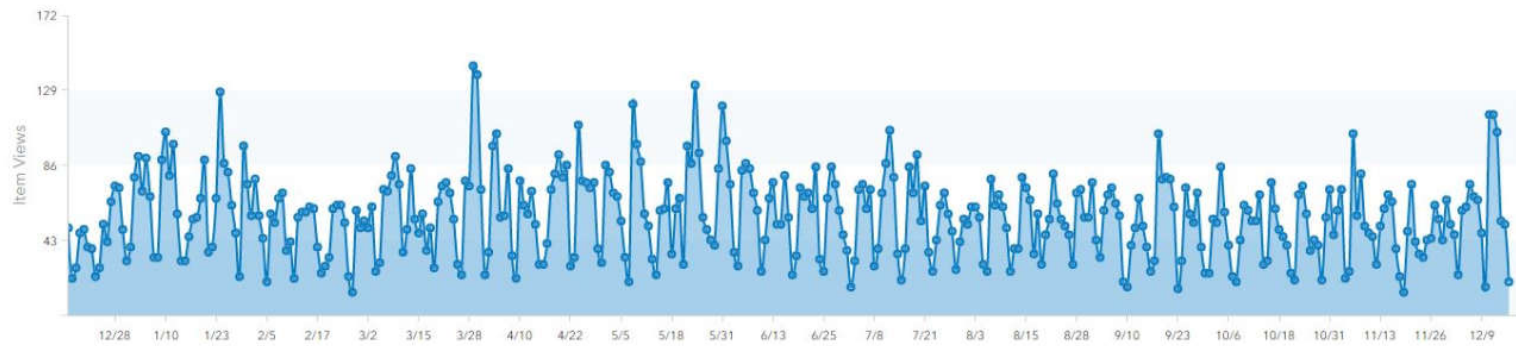
Item Views this Period

20,984

Avg Item Views Per Day

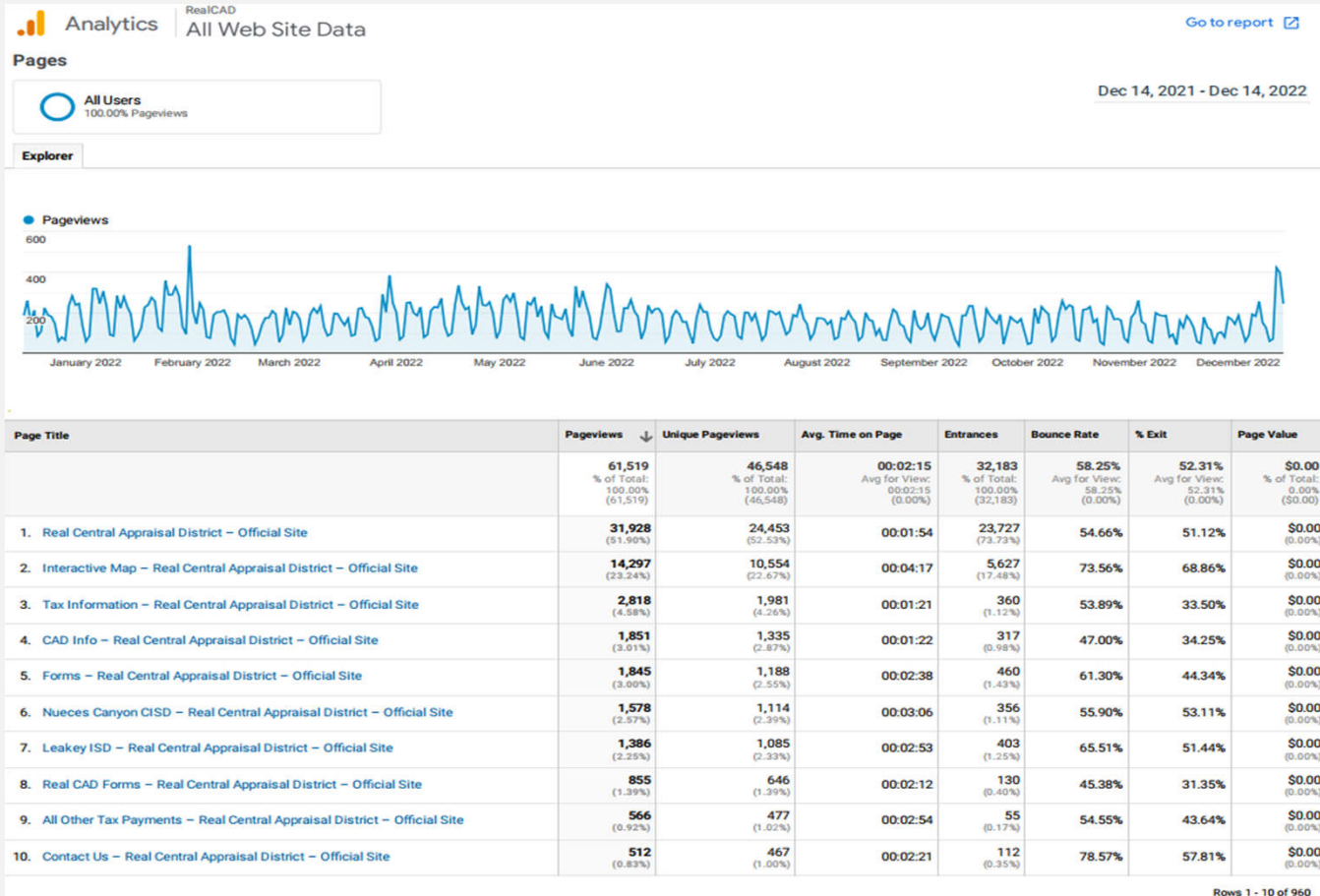
57.65

Usage Time Series



WEBSITE ANALYTICS

UPDATED 12.15.22



COLLECTIONS

UPDATED 2.15.23

- MVBA Delinquent collection for NCCISD - 56
- MVBA Delinquent collection for LISD - 6
- MVBA Delinquent collection for Real County - 44
- MVBA Delinquent collection for City of Camp Wood - 16
- Perdue Brandon Delinquent collection for LISD -34
- Total Lawsuits filed from 6/2018 to 12/2022 - 156
- 2016 Last Foreclosure sale for Real County
- 2017 to 2022 no foreclosure due to lawsuits

COLLECTIONS

UPDATED 6.7.2024

- **Leakey Credit Cards**
 - 2023 - \$624,927.52 (743)
 - 2022 - \$415,116.64 (600)
- **Nueces Credit Cards**
 - 2023 - \$454,238.95 (973)
 - 2022 - \$309,463.05 (736)
- **City of Camp Wood Credit Cards**
 - 2023 - \$50,934.14 (57)
- **Combined Total Credit Cards**
 - 2023 - \$1,130,100.61 (1,773)
 - 2022 - \$775,513.83 (1,336)

TAX CERTIFICATES

UPDATED 6.7.2024

- **Leakey ISD Tax Certificates Issued**
 - 2023 - \$1,370.00 (137)
 - 2022 - \$4,340.00 (434)
- **Nueces Canyon CISD Tax Certificates Issued**
 - 2023 - \$1,050.00 (105)
 - 2022 - \$3,840.00 (384)
- **City of Camp Wood Tax Certificates Issued**
 - 2023 - \$150 (15)
 - 2022 - \$250 (25)
- **Combined Total Tax Certificates Issued**
 - 2023 Total Tax Certificates Issued - 257
 - 2022 Total Tax Certificates Issued - 843

MAJOR APPRAISAL CATEGORY CORRECTIONS

UPDATED 12.31.2023

	MARKET VALUE	APPRAISAL VALUE
380 Omitted Accounts Added	\$110,687,199	\$70,796,108
516 Adjustments Accounts Removed	\$127,418,191	\$59,009,060
3177 Flat Value Accounts Corrected	\$467,466,781	\$348,773,099
Total Corrected Value Added	\$705,572,171	\$478,578,267
Total Properties 4073 Corrected	45% Of the Appraisal Roll was Corrected	

2024 -2025 428 Accounts Pending Flat Value Corrections 4.75% of Real CAD Roll