DELTA COUNTY APPRAISAL DISTRICT

2026

MASS APPRAISAL REPORT

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INTRODUCTION

The Delta County Appraisal District is responsible for administering the ad valorem tax system within its jurisdiction. The appraisal district develops an estimate or opinion of value through mass appraisal. Mass Appraisal is the process of valuing a large number of properties as of a given date using standardized procedures in a manner which allows for statistical testing.

The appraisal value used for tax purposes must be accurate, equal and uniform so that the tax burden will be distributed fairly and the public will have confidence in the local tax administration.

Identification of Subject:

The property subject to this report is all real property and tangible personal property, unless specifically exempted, located within the boundaries of the Delta Appraisal District.

Effective Date of Appraisal:

The effective date of this mass appraisal is *January 1, 2026*, unless otherwise specified as in the case of some inventories, which may qualify for an appraisal as of September 1 in accordance with Section 23.12 of the Texas Property Tax Code. The date of this appraisal report is *July 13, 2026.*

Legal requirements:

This mass appraisal is made within the provisions of the Texas Property Tax Code.

Definition of Market Value:

All property is to be appraised at market value. Market Value being defined as follows:

Market value is defined in the Texas Property Tax Code as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

1. Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
2. Both seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restriction on its use; and
3. Both the seller and purchaser seek to maximize the gains and neither is in a position to take advantage of the exigencies of the other. Section 1.04(7) this is roughly the same definition of market value generally accepted in the appraisal profession.

In regards to inventory held as a part of a business, per section 23.12(a) of the Texas Property Tax Code, "… the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business."

Identification of Properties:

The descriptions of the properties included in this appraisal are included within the Delta Appraisal District records. The property descriptions include, but are not limited to the legal description, situs, ownership and a detailed listing of the property characteristics.

Property Rights to be Valued:

Properties are appraised in fee simple interest. Any restrictions, easements, or encumbrances, if known, are considered. Fractional interests (also known as Undivided Interest or UDI) are appraised in fee simple for the total property and divided proportionately based on the pro-rated interests.

Scope of Appraisal:

The scope of the appraisal relates to the nature of the appraisal assignment and the extent of collecting, confirming, and reporting the data, which provides the basis for the estimate of value.

The three generally accepted approaches to value, being the Income Approach, the Cost Approach, and Market Approach or Direct Sales Comparison, are considered in estimating the market value for each property, with the most appropriate method given the greatest emphasis.

Assumptions and Limiting Conditions:

The appraisals completed by this office are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. All sketches in the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
4. The opinion of value for each property applies to land and improvements only.
5. The appraisals were prepared exclusively for ad valorem tax purposes.
6. The appraisers developing these appraisals are not required to give testimony or attendance in court by reason of the appraisal, unless directed by, employed by and provided legal counsel by the Delta Appraisal District.

7. The appraisers have inspected, as far as possible, by observation, the land and the improvements thereon; however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made as to these matters unless specifically considered in an individual appraisal. Interior inspections are not done on properties in this district.
8. This report may not be used for any purpose or by any person other than the party to which it is addressed without the written permission of the Delta Appraisal District.

Records

The written records of an assignment are the work files. Written records of assignments include true copies of written reports which may be handwritten and informal. They also may include aerial maps, surveys, plats, and field cards with handwritten notes. A work file may also include information stored in electronic format. For example, all photos taken by an appraiser during their field inspection are stored in the subject property's account in PACS.

A work file preserves evidence of the appraiser's consideration of all applicable data and statements required by USPAP and other information as may be required to support the finding and conclusions of the appraiser. Care should be exercised to ensure they are retrievable by the appraiser throughout the prescribed record retention period.

HIGHEST AND BEST USE

Highest and best use, as used by the appraisal district, is defined as the reasonable, probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. Because the use of the land can be limited by the presence of improvements, the highest and best use is determined separately for the land or site as though vacant.

Implied within the definition above is the determination of highest and best use results from the appraiser's judgment and analytical skills, that the use determined from the analysis represents an opinion, not a fact to be found.

The only type of real estate that is not valued at its highest and best use is any commercial property used entirely as a homestead. This type of homestead property must be valued by its current use versus its highest and best use as set out in the Texas Property Tax Code and required by statutes.

INSPECTIONS

Annually all parcels in the reappraisal area are inspected by members of the Delta Appraisal District staff or its' contract service provider(s). The inspection can be either a field inspection or by aerial review. The purpose of the inspection is to correct errors, to ensure the continued accuracy of the records, and to determine depreciation or appreciation of the properties.

Each property has a unique parcel identification number and a property description. Individual sketches are drawn for each parcel unless otherwise noted. A property record card is available for each parcel; detailing the information that has been collected on that parcel.

LAND SUMMARY

Sales Analysis:

Vacant land sales were used to develop land values for Delta Appraisal District wherever sufficient numbers of sales were available. The sales comparison approach is the best method of appraising land, but other methods are considered.

The abstraction method is used when there are insufficient numbers of vacant land sales. This method extracts land values from sales of improved properties by subtracting the appraised values of the improvements from the sale price. The following equation denotes how the land value is calculated when using the abstraction method: S-IV=LV. Where the sales price (S) minus the improvement value (IV) equals the land value (LV). These calculated values are then used as a supplement or alternative to vacant land sales in application of the sales comparison approach.

Land values are particularly sensitive to location and may be affected by zoning and land use restrictions. The land models, when applicable, were developed on site-based value, square foot and acreage units of comparison.

Land models were reviewed and updated in the following areas:

- *All land schedules were updated in 2025*
- *No additional changes were made for 2026*
- *Various accounts have adjustments for access, functionality, economic influences, and topography*

Land model recommendations:

- *Mass adjustment factors applied to various neighborhoods need to be reviewed*

The district maintains all collected sales in PACS. Any surveys or other verification documents are kept as a hard copy in the files. Hard copies of all land sales data are kept according to the records retention plan

The sales of real estate are used to determine trends in the market and the valuation models must reflect those trends. A significant part of the initial analysis involves determining the extent and direction of movement in the market. The ratio studies are performed annually but should be conducted throughout the mass appraisal process at various times. A detailed record of each of these studies is maintained in the work files.

Sales ratios were conducted for the following properties:

- *Category E properties*

Neighborhood delineation is an important step in the appraisal process. This process identifies a group of properties that share characteristics and are often identified by a physical or geographical boundary (such as a street or river), or legal restrictions (such as zoning or subdivision declarations). A neighborhood may also be defined as a group of properties that react similarly to market influences. Regardless of how the neighborhood was delineated, it should contain a sufficient population (number of parcels) so an adequate sample of sales may be extracted. Correctly defining the parameter of each market area is essential for developing an appraisal model which reflects the characteristics affected by the market conditions.

The following areas were reviewed to update the neighborhood boundaries:

- *None were reviewed as a result of system conversion in 2026*

RESIDENTIAL SUMMARY

Income Analysis:

The district collects samples of income and expenses for specified markets from various sources. These sources include surveys, websites, rent rolls and income/expenses provided by owners or their agents throughout the year and during the appeals process. From this data, any economic classes are identified and the median lease and expense rates are calculated. Schedules may be created when appropriate for each group of properties. Any schedules developed should be tested and then applied to all properties within the specified market.

The district collected market rent data for multi-family properties. These properties include duplex, triplex, and 4plexes. *Income values were not developed for residential properties.*

Cost Analysis:

The district refers to published national cost schedules as a reference to develop the residential improvement schedules. In most instances, the district will rely on the comparative unit method from these sources. The district's cost schedules have been modified to fit the local residential building and labor market, as the district does not create nor maintain the various schedules outlined in most publications. The county does not have many of the unique structures described in these cost publications. The district therefore only creates and maintains cost schedules for improvements that are typically found within its jurisdiction.

Cost schedules are used to develop cost values for all improvements. The cost approach estimates the building values as new then adjusts for depreciation.

The following schedules were updated:

- *No schedules were updated as a result of a system conversion in 2026*
- *Individual adjustments such as % complete, physical, functional and economic adjustments were reviewed and updated as necessary*

The following are recommendations for updates:

- *Convert improvements with the MH1, MH2 and MH3 schedules to the MH schedules created in 2025*
- *Create depreciation schedules for all improvement types*
- *Not all structures have the year built recorded. Year built for improvements needs to be entered for all structures.*
- *State codes are not always consistent and need to be corrected as necessary. Several farm structures (barns, stables, stalls, etc.) were coded as residential with either category A or E state code. These specific structures should be coded as D2 when land has agricultural valuation.*

- *A schedule for septic and wells needs to be created so these improvements may be added to the records.*

Sales Analysis:

The sales of real estate are used to determine trends in the market. The valuation models should reflect those market trends. A significant part of the initial analysis involves determining the extent and direction of movement in the market. The ratio studies are performed annually but should be conducted throughout the mass appraisal process at various times. A detailed record of each of these studies is maintained in the work files.

Sales ratios were conducted for the following properties:

- *Category A properties (single family) by overall ratio for school district (CISD & FISD)*
- *Category A properties by stratum for Cooper ISD*
- *Category E properties with improvements (overall for all ISD)*

The district maintains all collected sales in PACS. Any surveys or other verification documents are kept as a hard copy in the files. Hard copies of all residential sales data are kept according to the records retention plan

Reconciliation

The cost approach estimates the building values as new then adjusts for depreciation. The cost approach reflects only the supply side of the market. It is expected that adjustments to the cost values are needed to bring the level of appraisal to an acceptable standard. Market adjustments or neighborhood adjustments are developed from appraisal statistics provided from the sales ratio studies.

If a market segment is to be updated with an adjustment, then the appraiser must use the ratio study that compares recent sales prices of properties within a market segment to the properties' cost values. The calculated ratio derived from the sum of the sold properties' values divided by the sum of the sales prices indicates the level of value based on the sold properties. This appraisal-to-sale ratio is used to determine the neighborhood or market adjustment factor for each group of properties. The market adjustment factor will trend the values closer to the actual market evidenced by recent sales prices. The following equation denotes how the market adjustment factor is used:

$$MV= [MA (RCN-D)] + LV$$

Whereas, the market value (MV) equals the market adjustment factor (MA) times the replacement cost new (RCN) less depreciation (D) plus the land value (LV). The calculated market adjustment factors are applied uniformly to all properties within a neighborhood or

market segment. Once the market trend factors are applied, then a second set of ratio studies is generated that compares recent sale prices with the proposed appraised values for these properties.

- *No market adjustment factors were updated for 2026 due to the limited number of sales and the status of ownership records updated as of the date for preparing notices*
- *Mass adjustment factors applied to various neighborhoods from prior years need to be reviewed in 2027*

COMMERCIAL SUMMARY

Income Analysis:

The district collects samples of income and expenses for specified markets from various sources. These sources include surveys, websites, listings, rent rolls and income/expense reports provided by owners or their agents throughout the year and during the appeals process. From this data, any economic classes are identified and the median lease and expense rates are calculated. Schedules are created when appropriate for each economic class of properties. The schedules are tested and then applied to all properties within the specified market. All income information is considered confidential regardless of the source of the information.

The following have income survey letters mailed to property owners/agents:

- *Apartment income survey for 2026*
- *Mini storage income survey for 2026*
- *Office and retail did not get a survey letter for 2026*

The following commercial property types have income schedules developed and applied:

- *None for 2026*
- *It is recommended that an apartment income model be developed for 2027*
- *It is recommended that an office/retail model for downtown properties be developed for 2027*

Cost Analysis:

The district refers to published national cost schedules as a reference to develop the commercial improvement schedules. In most instances, the district will rely on the comparative unit method from these sources. The district's cost schedules have been modified to fit the local building and labor market. The district does not create nor maintain the various schedules outlined in most publications. The county does not have many of the unique structures described in these cost publications, therefore the district only creates and maintains cost schedules for improvements that are typically found within its jurisdiction.

Cost schedules are used to develop cost values for all improvements. The cost approach estimates the building values as new then adjusts for depreciation.

The following schedules were reviewed and updated:

- *None were updated for 2026*
- *It is recommended that a depreciation schedule be created and applied to all cost schedules.*

- *A schedule for septic and wells needs to be created so these improvements may be added to the records.*

Sales Analysis:

The sales of real estate are used to determine trends in the market. The valuation models must reflect the market trends. A significant part of the initial analysis involves determining the extent and direction of movement in the market. Sales ratios are performed to answer those questions. They are performed at least annually, but in most instances are conducted throughout the mass appraisal process at various times. A detailed record of each of these studies is maintained in the work files.

Sales ratios were conducted for the following properties:

- *No ratios for F1 were performed as there were no documented sales during 2025*

The district maintains all collected sales in PACS. Any surveys or other verification documents are kept as a hard copy in the files. Hard copies of all commercial sales data are kept according to the records retention plan.

Reconciliation

The final step to the mass appraisal process is to determine the best indicator of value for a group of properties. The district determines if a group of properties should be valued via the income, cost or market approach to value. Generally, all properties within a specified market or property use will be valued using the same approach to value. However, there may be instances where a statute requires or the appraiser elects to value an individual property within the market area or property use with a different approach to value. For example, if an apartment complex is under construction and has no rental history, then the appraiser may choose to value that property via cost approach to value. The district always considers any qualities or characteristics about a property which differ or do not equally compare to the sample of properties.

The appraiser performs a quality control check for all property uses. The appraiser selects a specific property use or market area, reviews the values, identifies any inconsistencies, and adds any additional remarks in the appraiser remarks field in Pacs for any property.

The following property types are identified as valued according to income, cost or sales approach to value for the current appraisal year:

Property Type	Approach to Value
Restaurant	*cost*
Fast food	*cost*
Retail (free standing)	*cost*

Super market	*cost*
Convenience store	*cost*
Car wash (all types)	*cost*
Storage warehouse	*cost*
Mini storage	*cost*
Utility buildings	*cost*
Office	*cost*
Fellowship halls	*cost (although most properties exempt)*
Apartment	*cost*
Bed & Breakfast	*cost*
Assisted Living	*cost*
RV Parks	*cost*

BUSINESS PERSONAL PROPERTY SUMMARY

The personal property schedules calculate business furniture, fixtures and equipment, as well as inventory that is taxable by law. Vehicles located within the appraisal district are valued if they are used for the business.

All personal property is classified by Standard Industrial Codes (SIC) used by the Texas Comptroller's Property Tax Division (PTD) as well as the economic life. Depreciation is determined by the age of the property and its expected life.

Business personal property values are derived from several sources. Business owners are required by law to render their business personal property each year. Rendered values are used on business personal property if the value is reasonable for the type of business. The district will refer to the PTD schedules and other cost publications. Should the rendered values not be acceptable when compared to this publication then schedules may be applied to establish value. Value on business personal property not rendered is established using the PTD schedule or other cost publications.

Vehicles used for the production of income are valued based on trade in value for the make, model, age and mileage, if known. The district uses a report that lists vehicles registered in Delta County as of January 1st of each year. This report lists the vehicle identification number, owner, year, make, model, and other vehicle information. This report along with renditions and field inspections are used to discover and list vehicles that are taxable within the district's jurisdiction.

The following areas were reviewed and updated as needed:

- *All filed renditions were reviewed.*
- *Business accounts were created for any new identified businesses.*
- *All business accounts in downtown Cooper were reviewed to ensure situs, DBA and linked to the appropriate real property.*
- *Numerous accounts were incorrectly classified as L2 (Industrial business personal property) and were updated as necessary.*
- *Business accounts were linked to real property accounts.*
- *Taxing jurisdictions were reviewed and updated as necessary.*

Please note that the district outsources various business accounts to contractor(s) for valuation.

UNIQUE PROPERTIES

Utility and Industrial Personal Property appraisal techniques are similar to those mentioned in the previous sections of Commercial and Business Personal Property. However, due to the complex and unique nature of most utility and industrial real and personal property, *Capitol Appraisal Group* is contracted to appraise these types of property.

All accounts valued by this contractor were reviewed to verify taxing jurisdictions and state codes as well as identify any new value for the appraisal year.

ACRONYMS DEFINED

PACS = Computer Assisted Mass Appraisal software system developed by Harris Govern

PTD = Property Tax Division of the Texas Comptroller of Public Accounts Office

SIC = Standard Industrial Code

USPAP = Uniform Standards of Professional Appraisal Practice

For a complete list of the property state category classification codes, please see Comptroller of Public Accounts publication 96-313.

CERTIFICATION

Statement of Use

This is a Mass Appraisal Report. It presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's file. The depth of discussion contained in the report is specific to the needs of the Delta Appraisal District and for the intended use stated within this report. The district is not responsible for unauthorized use of this report.

Intended Use and User

This report is prepared annually by the Delta Appraisal District as required per USPAP. This report is not specific to the needs of any client, owner or agency other than the Delta Appraisal District.

Effective Date of Appraisal

Date: January 1, 2026

Certification Statement

I certify that, to the best of my knowledge and belief:

- I have no present or prospective interest in the properties that are the subject of the report and no personal interest with respect to the parties involved.
- I have no bias in respect to the properties that are the subject of this report.
- My engagement in the assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, or the attainment of a stipulated result.
- I have made a diligent inquiry to ascertain all property in the district subject to appraisal.
- I have included in the records all property that I am aware of at an appraised value, which to the best of my knowledge and belief, was determined as required by law.
- All appraisal district staff and contracted appraisal firms that have provided significant mass appraisal assistance are identified on the subsequent page.

Signature: Jana Herrera Digitally signed by Jana Herrera Date: 2026.10.27 14:47:56 -05'00'

Name: Jana Herrera, RPA

Title: Interim Chief Appraiser

Delta Appraisal Staff Providing Mass Appraisal Assistance

Jana Herrera, RPA
Interim Chief
All property types-Field inspection/Data Collection/Update Property Data/Analysis/Valuation Correlation

Service Contractors Providing Mass Appraisal Assistance

Jennifer S. Salazar, RPA
All property types-Field inspection/Data Collection/Update Property Data/Analysis/Valuation Correlation

Capitol Appraisal Group, LLC
Gerry “Tilly” Renfroe, RPA
Cathy A Jackson, RPA
Noah Williams, RPA
Property types-Utility, Business Personal Property, Industrial type property