Mass Appraisal Summary Report

Hopkins County Appraisal District

2026

TABLE OF CONTENTS

Introduction 2

Assumptions and Limiting Conditions 3

USPAP 4

Valuation Approach 6
Market Value

Area Analysis 7
Overview of Types of Properties Appraised 7
Highest and Best Use Analysis 9
Market Analysis 9

Data Collection and Validation 11
Data Collection and Sources 10
Valuations Analysis 13
Residential Schedules 14
Commercial Schedules 14
Personal Property Schedules 15
Statistical Analysis 16
Individual Value Review Procedures 17
Performance Tests 18

Staff Performing Significant Mass Appraisal Assistance 19

Certification Statement 20

INTRODUCTION

The purpose of this summary report is to aid the taxpaying public in better understanding the methods and techniques utilized by the Hopkins County Appraisal District (HCAD) in the valuation and revaluation of taxable property within Hopkins County. This report attempts to comply with Standard 6 of the Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2012. Hopkins CAD maintains detailed appraisal manuals for appraisal use.

Hopkins CAD is a central Appraisal District formed by the Texas Legislature in 1979 and is charged with the appraisal of all taxable property within the District's boundaries. It consists of 793 square miles in the East Texas Timberland Region. Hopkins County CAD consists of fifteen taxing entities named below:

Hopkins County
Memorial Hospital
City of Como
City of Cumby
City of Sulphur Springs
Como-Pickton CISD
Cumby ISD
Miller Grove ISD
Mt. Vernon ISD
North Hopkins ISD
Saltillo ISD
Sulphur Bluff ISD
Sulphur Springs ISD
Winnsboro ISD
Yantis ISD

Current state law, set out in Section 6.02 (a) of the Texas Property Tax Code, mandates that appraisal district boundaries are the same as the county's boundaries.

ASSUMPTIONS AND LIMITING CONDITIONS

Hopkins CAD has taken reasonable steps to secure adequate funding; however fiscal restraints do impact the mass appraisal process. Limited resources and personnel are available to perform the appraisal. Therefore, it is not possible to physically inspect every property included on the appraisal roll. When physical inspections were conducted on real property, they were generally performed with exterior review only. It is assumed that the interior conditions are consistent with the exterior conditions. When physical inspections were made for the valuation of personal property, inspections were made of the entire facility if allowed by the owner or management of the business.

This mass appraisal has been made under the following assumptions and limiting conditions:

- It is assumed that the title to each property is good and merchantable.
- No liability is assumed for matters of a legal nature.
- Assumptions made in the report are based on the best knowledge and judgment of the appraiser and are believed to be typical of the market.
- All properties are appraised as if free and clear of any or all liens or encumbrances, unless otherwise stated.
- Existence of hazardous materials or other adverse environmental conditions are not considered, unless otherwise indicated.
- Any drawings, photographs, plan, or plats are assumed to be correct and are included solely to assist in visualizing the property.
- It is assumed that there is full compliance with all applicable federal, state, and local regulations and laws, unless otherwise noted.
- No responsibility is assumed for hidden or unapparent conditions in the property that may affect its value.
- It is assumed that all required licenses, certificates of occupancy, consents or other administrative authority from local, state, or federal governments can be obtained or renewed for any use on which the value estimate contained in this report is based.
- A specific survey and analysis of properties to determine compliances with the provisions of the Americans with Disabilities Act has not been performed and possible non-compliance has not been considered in valuing these properties.
- While it is believed all information included in the appraisal is correct and accurate, the appraiser does not guarantee such.

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 Hopkins CAD.

USPAP

The chief appraiser is the chief administrative and executive officer of the appraisal district. The chief appraiser employees and directs the district's staff, oversees all aspects of the appraisal district's operations and performs either directly or through the district staff variety of operations. The district employs five staff who are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing and Regulation (TDLR). Support functions including records maintenance, information and assistance to property owners, and hearings are coordinated by personnel in support services.

The chief appraiser's appraisal responsibilities include:

1. Discover, list, and appraisal all property within the CAD;
2. Determine exemptions and special use requests;
3. Organize periodic reappraisals; and
4. Notify taxpayers, taxing units, and public about matters that affect property values.

Hopkins CAD contracts with Capitol Appraisal Group, Inc. (CAGI) an appraisal firm, to appraise minerals, industrial plants, pipelines, industrial personal property, and utilities within the boundaries of the appraisal district. The district uses computer software provided by Southwest Data Solutions for the data processing of all appraisal records, records management system, and maintenance of the digitized mapping system.

As of July, 2026 the appraisal roll for Hopkins County Appraisal district indicates a total of 36,540 parcels. The breakdown by category is as follows:

A	Real Property: Single-Family Residential	9,362
B	Real Property: Multifamily Residential	195
C1	Vacant Lots and Land Tracts	1,620
D1	Qualified Open-Space Land	9,189
D2	Improvements on Qualified Open Space Land	1,290
E	Rural Land, Non-Qualified Open Space Land	7,476
F1	Real Property: Commercial	1,052
F2	Industrial and Manufacturing Real Property	47
G1	Real Property: Oil, Gas and Other Minerals	1,534
J	Real and Tangible Personal Property-Utilities	362
L1	Personal Property: Commercial	1,932
L2	Industrial and Manufacturing Personal Property	177
M1	Mobile Homes	1,605
O	Real Property: Residential Inventory	39
S	Special Inventory	36
X	Totally Exempt Property	624

VALUATION APPROACH

MARKET VALUE

Market value for purposes of this mass appraisal is defined by the Texas Property Tax Code, §1.04(7), which states:

> "Market Value" means that price at which a property would transfer for cash or its equivalent under prevailing market conditions if:
>
> A. Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
>
> B. Both the 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 restrictions on its use; and
>
> C. Both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

In regards to inventory held as part of a business, §23.12(a) of the Texas Property Tax Code further provides, in part; "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."

The effective date of appraisals is January 1, with the exemption of inventory, which may be appraised at its market value as of September 1. To receive the September 1 appraisal date, a taxpayer must file an application by July 31.

The purpose of and intended use of the appraisals performed by the Hopkins County Appraisal District is to estimate market value for ad valorem tax purposes for the taxing entities located within the boundaries of Hopkins County Appraisal District. It is the goal of the staff of the Hopkins County Appraisal District to provide the best possible service to the tax paying public and the taxing entities. The Hopkins County Appraisal District staff promotes and adheres to the professional standards and ethics as set forth by the Texas Department of Licensing and Regulation, Texas Association of Appraisal Districts, Texas Association of Assessing Officers, and the International Association of Assessing Officers (IAAO).

AREA ANALYSIS

Overview of Types of Properties Appraised

There are three major categories of property appraised by the Hopkins County Appraisal District. These categories are:

1. Real:
    a. Residential (both single family and multi-family)
    b. Commercial/Industrial
    c. Vacant Lots (both residential and commercial)
    d. Vacant rural land and improvements on rural land
2. Personal:
    a. Income producing business personal property
    b. Industrial personal properties
3. Minerals:
    a. Oil and Gas
4. Utilities:
    a. Telephone companies
    b. Cable companies
    c. Electrical companies
    d. Fiber optics
    e. Railroads
    f. Pipelines
    g. Misc. other utilities
    h.

The Property Tax Assistance Division of the State Comptroller's Office requires properties to be identified by type using a standard identification code. The codes currently used by the Hopkins CAD District are as follows:

A	Real Property: Single-Family Residential
B	Real Property: Multifamily Residential
C	Real Property: Vacant Lots and Tracts
D	Real Property: Qualified Agricultural Land
E	Real Property: Rural Land, Not qualified for open-space land appraisal, and Improvements
F1	Real Property: Commercial
F2	Real Property: Industrial (Manufacturing)
G1	Real Property: Oil, Gas and Other Minerals
J1	Water Systems
J2	Gas Distribution System
J3	Electric Company (Including Co-Op)
J4	Telephone Company (Including Co-Op)

J5	Railroad
J6	Pipeline Company
J7	Cable Television Company
J9	Railroad Rolling Stock
L1	Personal Property: Commercial
L2	Personal Property: Industrial (Manufacturing)
M1	Mobile Homes
O	Real Property: Residential Inventory
S	Special Inventory
X	Totally Exempt Property

HIGHEST AND BEST USE ANALYSIS

The highest and best use of real estate is defined as the most reasonable and probably use of land that will generate the highest return to the property over a period of time. This use must be legal, physically possible, economically feasible, and the most profitable of the potential uses. The appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

In order to complete the highest and best use analysis of a property, the appraiser must estimate the highest and best use as if the land were vacant. This estimate ignores the value of and the restrictions created by existing improvements. It is the highest value the land could have if it were available for any legal, physically possible, and economically feasible kind of development.

In determining the highest and best use, preliminary judgments are made in the field by the appraiser. The appraiser is normally aware of zoning regulations within physical boundaries of the county.

Hopkins County Appraisal District property appraisal cards contain information regarding lot size and frontage that allow the appraiser to make judgments on the highest and best use of sites in the field. Economically feasible and most profitable uses are determined by observing surrounding property. However, changes in property use require a more detailed and technical highest and best use analysis. These studies are performed in the office.

MARKET ANALYSIS

National, regional, and local trends affect the universe of properties appraised in Hopkins County. An awareness of social, economic, governmental, and environmental conditions is essential in understanding, analyzing, and identifying local trends that affect the real estate market.

Market analysis is performed throughout the year. Both general and specific data is collected and analyzed. An in-house ratio study is conducted at least once a year.

Examples of sources of general data include *"Trends"* issued by The Real Estate Center at Texas A&M University, *"The Appriser"* published by The Texas Association of Appraisal Districts, and the *"Texas Assessor's News"* published by the Texas Association of Assessing Officers. When possible, local sources such as lending institutions, local realtors, the Chamber of Commerce, and articles published in the local and area newspaper are used to obtain financing information, market trends and information, demographics, and labor statistics.

Sales information is received from various sources. Sales confirmation letters are mailed to each buyer and seller when a property changes hands. In addition, sales information is obtained from local realtors, fee/land appraisers, and lending institutions.

County deed records are regularly checked or new real estate transactions. Hopkins CAD uses county deed records to generate sale confirmation letters for each buyer and seller to obtain detailed information on the sale. Because full sales disclosure is not mandatory in the State of Texas only a small percentage of letters are returned with useful information. This is a serious problem in that there is usually inadequate sales data to perform as thorough an analysis of sales data as USPAP would require. However, ever effort is made to use what data is available. The Property Tax Assistance division also sends out sales letters and that data is made available to the appraisal district at least once a year.

Hopkins County Appraisal District currently does reappraisals on a three-year basis. The reappraisal includes the inspection of properties and the updating of all information on the properties. Sales and market analysis are performed each year on residential properties, as information is available. Each year new properties are inspected, measured, and added to the roll. In addition, building permits are obtained and changes to property records are made accordingly. Individual properties are also reappraised with changes to the condition as the property warrants; for example, fire, remodeling, or an addition or demolition of a portion of

the improvement. Refer to the ***Hopkins CAD Re-Appraisal Plan for year 2025/2026*** for further information on reappraisal requirements.

When performing field work, the appraiser carries property record cards that contain specific information regarding the property being appraised. These cards contain brief legal descriptions, ownership interests, property use codes, property addresses, land size, sketches of improvements as well as any available detailed information of the improvements. A copy of a property record card may be obtained at the appraisal office.

Field inspections require the appraiser to check all information on the property record cards and to update if necessary. If physical inspection of the property indicates changes to improvements, the appraiser notes these changes in the field. Examples of types of changes may be condition or effective age of the improvements as well as additions to the improvements. The classification of residential properties is also reviewed during the revaluation process. New improvements are also added at this time.

DATA COLLECTION AND VALIDATION

Hopkins County Appraisal District cost and value schedules include land and residential improvements. Residential schedules are built and maintained using current market (sales) data, as well as Marshall & Swift Residential Cost Guides. Commercial schedules are developed by using information from Marshall & Swift Valuation Services and local factor adjustments. Personal property schedules reflect information obtained from national valuation publications, such as Marshall and Swift, business personal property renditions, and on-site inspections. Marshall & Swift Valuation Services is nationally recognized source for residential, commercial, and personal property cost schedules. Cost manuals are based on cost per square foot and also the unit in place method. The unit in place method involves estimating cost by using actual building components. Marshall & Swift provides the base price of buildings as per classification with modifications for equipment and additional items. The schedule is then modified for time

and location. Business personal property renditions are confidential sources of information field by business owners. However, data from renditions may be compared with data from cost manuals and used to test for accuracy.

Data on individual properties is also collected from the field, compiled, and analyzed. Buildings and other improvements are inspected in the field, measured, and classified. The appraiser estimates the age and determines the condition of the improvements. This data is used to compile depreciation (loss of value) tables, and any notes pertaining to the improvements are made at this time.

Currently, single family dwellings are classified for quality and type of construction, whether frame or brick veneer. The classifications range from a class 1 to a class 6. 1 is the most basic of structures using the poorest quality materials and lowest workmanship. 6 is of the highest possible quality using only the best of materials and the highest and best quality workmanship available. For any dwelling that exceeds the general description of the top-most classification, a special class is assigned.

Age of building is used to estimate depreciation and based on effective age of the improvements. Effective age is the age the property appears to be due to maintenance and upkeep. Effective age for a house that is property maintained may be its actual or chronological age. However, if a structure suffers from deferred maintenance due to neglect, its effective age may be older than the actual age. In contrast, if a house is an older structure and has been remodeled or updated, its effective age may be less than its actual age.

Depreciation is also estimated by condition of the improvements. Condition ranges from unsound to excellent. Appraisals are based on exterior observations, however, if the taxpayer requests, an interior inspection may be made.

Foundation failure may occur in varying degrees and may also result in loss of value. The appraiser makes allowances for foundation problems on a case by case basis determined by the cost of the repair.

Additional depreciation may be estimated for a variety of reasons including functional obsolescence results from a loss of value to a property due to adverse influences from outside the physical boundaries of the property. Examples on economic obsolescence may be proximity to correctional facilities, location of residences outside city limits with no access to city amenities, residences located on farm and ranch land, etc.

VALUATION ANALYSIS

Hopkins County Appraisal District valuation schedules are divided into three main classifications: residential, commercial, and personal property. These schedules are based on the most current market and cost data available. Miscellaneous special categories such as mobile homes, special inventory, and agricultural land are appraised using different techniques, which are addressed later in this report. Depreciation tables/schedules are also included within these schedules. These tables are calibrated from costs as well as sales data and updated as needed. These tables and schedules are included in Hopkins CAD's appraisal manuals. Hopkins CAD utilizes a properly specified and calibrated computer assisted mass appraisal model (CAMA) developed by its software vendor. The CAMA model values individual property characteristics based on their contributory value to the total property value. Contributory value for each property segment (characteristic) is determined by sales analysis and local building costs. The model accesses appraisal cost schedules for each segment developed and maintained by Hopkins CAD and calculates a total market value for each property.

RESIDENTIAL SCHEDULES

Residential valuation schedules are cost based tables modified by actual sales data from the county. That is, the cost reflects actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or a value of the item as a whole. This data is extracted from the market by paired sales analysis and conversations with local chief appraisers and brokers.

The residential schedule is based on the size, age, and condition of the structure, quality of construction, contributory value of extra items, and land value. Each of these variables has a direct impact on the cost as well as the property. The following is an example of each of the variables and how they affect market value:

1. Quality of construction: Residential construction may vary greatly in quality of construction. The type of construction, cost of material used, the quality of the workmanship, and the attention paid to detail all affects the quality. The cost and value of residential property will vary greatly depending on the quality of the construction. Hopkins CAD's residential schedules currently class houses based on quality of construction ranging from 6 (highest) to 1 (lowest). Within class, the CAD can recognize above average attributes by imposing a plus (+) factor.
2. Size of structure: The size of a structure also has a direct impact on its cost as well as value. The larger the structure, the less the cost per square foot. Hopkins County Appraisal District's schedules are designed using linear regression based on square footages.
3. Condition of improvements: Hopkins CAD captures the condition of real improvements via its classification codes Scrap to Excellent, with Scrap being unusable and Excellent representing excellent or superior condition.

4. Age of Structure: Age is the primary factor when determining residential depreciation. Effective age and chronological age may be the same or different depending on the condition of the structure.
5. Extra items: As stated above, extra items are valued according to their contributory value to the whole. Examples of extra items include storage buildings, swimming pools, fireplaces, additional baths, etc.
6. Land value: Hopkins CAD values land based on market data. Other recognized methods of land valuation may be used when market data is limited. The two most common methods are the land residual method and the land ratio method. Land schedules are available at the appraisal district office.

COMMERCIAL SCHEDULES

Commercial properties are valued using valid market transactions in the area, along with Marshall and Swift Valuation schedules for commercial property. Replacement cost new is determined and then adjusted for location. Depreciation is then applied using physical observation of the property.

PERSONAL PROPERTY SCHEDULE

The personal property schedules value business furniture, fixtures, and equipment as wells as inventory that are taxable by law. Business vehicles located within the appraisal district boundaries are also appraised for ad valorem tax purposes.

Business personal property values are derived from several sources. Business owners are required by Texas Law to render their income producing personal property each year. Rendered values are used on business personal property if the value is reasonable for the type of business when compared to similar business renditions and personal property cost schedules. Should the rendered values not be accepted, personal property is appraised using current cost schedules. Value on all business personal property not rendered is established using cost schedules for the type of business being valued. Depreciation is determined by the age of the property and its expected life. Schedules are available in the appraisal district office.

Business vehicles are valued based on the NADA Used Car Guide trade-in value for the particular make, model, and age of the vehicle. The trade-in value may also be obtained from "Car-Point" or other websites available on the internet. When adverse factors such as high mileage are known, then the appropriate adjustments are made to the value. The Hopkins CAD uses data obtained from "Just Texas" for vehicles that registered as commercial vehicles.

STATISTICAL ANALYSIS

Statistics are a way to analyze data and study characteristics of a collection of properties. In general, it is not feasible to study the entire population. Statistics are used to test representative samples of the population.

Hopkins CAD's statistical analysis for real estate is based on measures of central tendency and measures of variability. The measure of central tendency determines the center of a distribution. The measures of central tendency utilized with the aid of computer based programs are the mean, median, mode, and the weighted mean.

Hopkins CAD measures variability by calculating a coefficient of dispersion (COD). The COD is used to indicate the spread from the measure of central tendency. Statistical bias is measured by the price related differential (PRD). The PRD indicates how high price properties are appraised in relations to low price properties.

These statistics are included in the district's ratio studies and may be obtained from the appraisal office.

INDIVIDUAL VALUE REVIEW PROCEDURES

In order for comparable sales data to be considered reliable it must contain a sales date, sales prices, financing information, tract size, and details of the improvements. Sales data is gathered by sending sales letters to the buyers and sellers of properties when deeds are filed with the county clerk. Commercial sales are confirmed from the direct parties involved whenever possible. Local realtors, fee/land appraisers and lending institutions are also considered reliable sources for sales confirmation. Hopkins CAD utilizes comparable sales analysis to ensure that sold properties are not valued differently than unsold properties. Sales are adjusted to reflect a January 1 market value, as are unsold properties.

Sales data is compiled and the improved properties are physically inspected and photographed. All data listed on the property record card is verified and updated as needed including building classifications, building size, and additions or new out buildings, condition of structures and any type of change in data or characteristics that would affect the value of the property.

Individual sales are analyzed to meet the test of market value. Hopkins CAD adheres to IAAO's *Standard on Sales Verification* and only considers arms-length transactions as indicators of current market value. Examples of sales typically not considered good indicators of market value are:

1. Properties acquired through foreclosures or auction.
2. Properties sold between relatives.
3. The buyer or seller is under duress and may be compelled to sell or purchase.
4. Financing may be non-typical or below or above prevailing market rates.
5. Outliers. Sales may be unusually high or low when compared with typical sales in the same market.
6. Property purchased through an estate.
7. Sales involving intangibles or personal property that cannot be verified.

Due to the population size and nature of Hopkins County, it is often difficult to obtain sufficient sales data to meet USPAP standards for analysis of sales and exception is taken to USPAP Standard 6 in this area.

PERFORMANCE TESTS

Sales ratio studies are used to evaluate the district's mass appraisal performance. These studies not only provide a measure of performance but also are an excellent means of improving mass appraisal performance. Hopkins CAD uses ratio studies, not only to aid in the revaluation of properties, but also to test the Comptroller's Property Tax Assistance Division property value study results.

Sales ratio studies are usually performed in the spring of the year to test cost schedules. They may also be performed at another time deemed appropriate by the chief appraiser. Prior to running the ratio reports, individual properties which have sold are reviewed for appraisal accuracy. Property record cards indicating the results of the field inspections are used to further aid in the analysis and decision making.

Ratio studies are generally calculated countywide and by school district for each category of property having enough sales data. Residential sales are also analyzed by construction type and class. Hopkins CAD's goal is to achieve appraisal accuracy .95 and 1.05 percent of market value and adjusts its cost and value schedules accordingly. The coefficient of dispersion is also studied to indicate how tight the ratios are in relation to measures of central tendency. The median and coefficient of dispersion are good indicators of the types of changes, if any, that need to be made. If properties that fall outside of the common parameters (referred to as outliers) are held out or not included in the study, these properties shall be identified and explanations given for their exclusion from the ratio study.

STAFF PROVIDING SIGNIFICANT MASS APPRAISAL ASSISTANCE

Name	Title	Level	TDLR #
Cathy Singleton	Chief Appraiser	RPA, CCA	72068
James Brown	Deputy Chief Appraiser	RPA	73855
Dawn Claney	Appraiser	RPA	73017
Jacob Jock	Appraiser	RPA	72861
Sarah King	Appraiser	RPA	76576
Jose Lozano	Appraiser	1	78842
Berta Rodriguez	Office Manager/Admin Assistant		
Eva Miller	Taxpayer Assistant		
Lori Wear	Taxpayer Assistant		
Tasia Guzman	Taxpayer Assistant		
Andra Atwood	Taxpayer Assistant		

CERTIFICATION STATEMENT

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

- The statements of fact contained in this report are true and accurate.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions. They are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the properties that are the subject of this report, except for those properties that are personally owned, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I may not have made a personal inspection of each and every property subject of this report.

Cathy N. Singleton

Cathy N. Singleton, Chief Appraiser
Hopkins County Appraisal District