

2026 Low and Moderate-Income Housing Capitalization Rate

The Texas Property Tax Code requires all property to be appraised at 100% market value. The Chief Appraiser is required to use the income method to appraise property qualified as low-income housing under Section 11.1825. Specifically, the appraiser must consider the restrictions on who may rent the property and the amount of rent to be charged. As of January 31 of each year, the District must give public notice of the cap rate to be used on all qualified low-income housing properties.

The **2026** capitalization rate for **Pecos County Appraisal District** is between 10% and 12%.