

My house is worth what?

Why *doesn't* the Assessor's value reflect the sale price of my property?

1. There is a lag between the time of the assessment and when the sale takes place.

An appraisal is an estimate of property value based on historical data at a set point in time - January 1 of the reappraisal year and the market can change dramatically by the time the property is sold. For example, consider a property valued at \$280,000 as of January 1, 2024. This assessment was based on home sales that occurred between January 1, 2023 and December 31, 2023. However, the property may sell for \$330,000 in July 2025. Does this mean the estimated value is incorrect? Not necessarily. It could signal an upturn in the housing market that occurred after January 1, 2024. The assessor must review the property values again in 2028 (based on sales between 01/01/27 to 12/31/27) and (in this case) it does indicate a possible increase in value from the prior January 1, 2024 of \$280,000. Just as buyers in a rapidly accelerating market may pay significantly more than the assessor's last valuation (01/01/24), they may pay less in declining markets. A property valued by the assessor at \$330,000 for the 2024 assessment may sell for \$300,000 in August 2025. This lag time often results in a dramatic difference between actual sale prices and the estimated market values for the current year.

2. Properties can change over time.

While values can fluctuate on an annual basis due to sales of similar properties, ARKANSAS law requires that properties only be inspected/revalued once every three years (Benton County), unless new construction or demolition takes place. The year of 2028 will be a revaluation year. Between those inspections, properties may be improved without the owner obtaining a building permit or they may deteriorate if neglected. These changes can be difficult for assessors, who may only see the exterior of the home, to consider in their evaluations.

3. There is no "correct" price for real estate - but rather a range of prices.

The ultimate sale price of a particular property depends on its unique characteristics as well as the complex motivations and preferences of the seller and potential buyers. If that weren't the case, Realtors and sellers would never have to reduce listing prices, offers from multiple buyers would all be identical, and professional appraisals would all arrive at the same value. In reality, list prices often misjudge the market, offers are negotiable and can vary widely, and appraised values may be disputed.

4. No two parcels of property are identical.

Estimating the precise value of a property that is based on dozens, if not hundreds, of characteristics is very difficult. Even nearly identical properties (e.g. adjacent townhomes or condominiums) often sell for different amounts.

5. Real estate markets are highly localized and always changing.

Sales prices of different types of properties can vary widely. Currently Benton County is experiencing a market that has some areas of the county showing a decline in property values while other areas are showing to be stable or slightly increasing in value.

6. Fewer sales mean more challenges for assessors.

In many markets and for many types of property, there are few sales of comparable properties. This can make accurate market assessments more difficult but the assessor must still use his/her professional judgment and knowledge to estimate market values. This may mean looking at sales that take place outside the study time frame or in a neighboring city or town.

7. Not all sales are representative of the market.

Some sales, such as foreclosures, sales between relatives, or sales where the seller or buyer are acting under undue duress are not considered open-market, arm's-length transactions and are not used in sales ratio studies, nor are they used as comparables in estimating the market values of similar properties. If you have additional questions or concerns, please contact the Benton County Assessor's Office at **479-271-1037**.