Rooks County Average Value and Percent Difference by Location

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Values have been a hot topic lately, as Rooks County residents opened value notices. These values are not arrived at lightly. Work on the appraised value starts in October and finishes right at the first of the year. This year the agriculture values and vacant land values both saw very little movement. However, below are graphs depicting the changes in commercial and residential values by areas.

Commercial property saw the largest swing in value in the City of Damar. This is in a large part to changing description codes to be more similar with surrounding counties. Majority of the county saw a 4% increase overall in commercial properties.

Residential homes and farmsteads saw the biggest value changes of all. The last two weeks have brought lots of questions on how value of homes could rise so quickly over one year. The county appraiser’s office works very hard to find market value, this is done primarily based on open market sales. Open market sales definition is the house was advertised by a sign in the yard, Facebook Marketplace, real estate agent, newspaper or flyer. The goal of the office is to hit 100% of the market. This is not an easy task, especially with the housing market going way beyond “normal” expectations.

Any property owner may get their comparable sales report by calling the office. It is important that property owners look at the value chosen by the office and determine if the value assigned is a value that the home can be sold. If the interior of the home has issues with plumbing, electrical or the house interior has not been updated for example, the appraiser’s office needs to know. This effects the desirability of the home and the property could see a deduction in value. Walk-ins are welcome and phone hearings are done easily. Photos, fee appraisals, or estimates to get repairs completed are welcome. The deadline to sign up for an informal hearing and get further explanation of the value is March 30, 2022.