

# Home Values compared to Tax Assessments in Rockingham County

(a comparison of 2011 sales prices with 2011 tax assessments)

In 2011, homes sold for an average of  
110.3% of their 2011 assessed value.

## SIZE MATTERS

homes with under 1500 SF  
sold for **106%** of their  
assessed value

homes with 1500-2500 SF  
sold for **114%** of their  
assessed value

homes with over 2500 SF  
sold for **110%** of their  
assessed value

## AGE BARELY MATTERS

homes built before 1970  
sold for **112%** of their  
assessed value

homes c1970 - c2000  
sold for **110%** of their  
assessed value

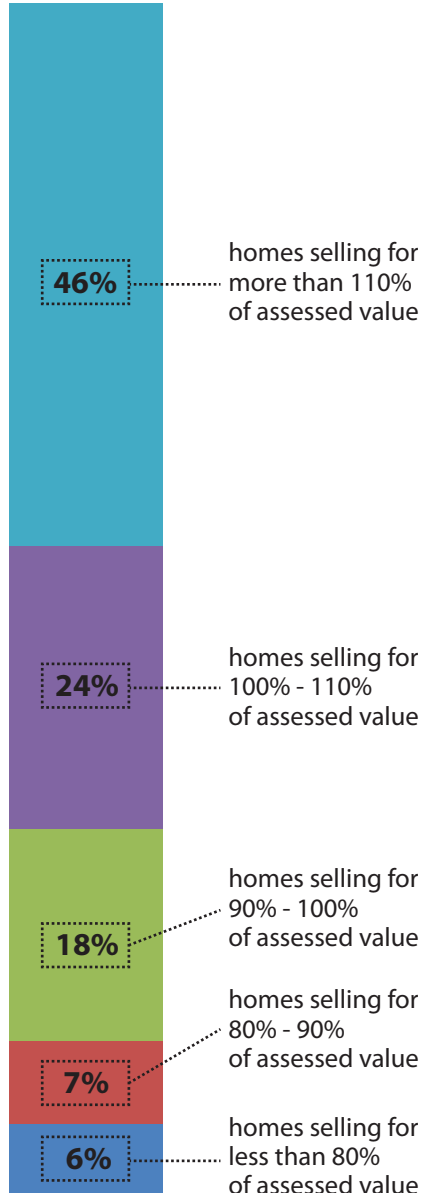
homes built since 2000  
sold for **110%** of their  
assessed value

## PRICE MATTERS

homes under \$150K  
sold for **100%** of their  
assessed value

homes \$150K - \$250K  
sold for **115%** of their  
assessed value

homes over \$250K  
sold for **111%** of their  
assessed value



## DETACHED vs. ATTACHED

In 2011, **single family homes**  
sold for an average of **111.1%**  
of their 2011 assessed value.

48% sold for more than 110%  
25% sold for 100% - 110%  
14% sold for 90% - 100%  
8% sold for 80% - 90%  
5% sold for less than 80%

In 2011, **townhomes, duplexes**  
and **condominiums** sold  
for an average of **103.5%**  
of their 2011 assessed value.

29% sold for more than 110%  
11% sold for 100% - 110%  
44% sold for 90% - 100%  
4% sold for 80% - 90%  
11% sold for less than 80%

Analysis by Scott P. Rogers, [HarrisonburgHousingToday.com](http://HarrisonburgHousingToday.com)

This analysis includes all "arms length" sales from the HRAR MLS during 2011.  
Arms length sales do not include short sales, or sales of bank owned properties.