

Gaines County Appraisal District
Appraisal of Single Family Residences

In order for the Appraisal District to appraise all properties in the county, a mass appraisal system is used. This system provides for the appraisal of more than 14,682 properties of which approximately 4,626 are homes. All improved residential property is classed on a scale from RMA0 (RFA0) – RMA9 (RFA7). Quality, architectural design, and building attributes determine the class. A substantial majority of Gaines county homes are classified within the RMA4 (RFA4) – RMA6 (RFA6) range. Similarly classed properties within a neighborhood are appraised using sales of comparable properties. The market dictates established boundaries.

Residences are appraised primarily based on what similar properties in a neighborhood sold for on a price per square foot basis during the twelve month period to the January 1 date of appraisal. The Appraisal District compares the most recent appraised values of sold properties neighborhood adjustment is made to every property in the neighborhood. Neighborhood adjustments are used to adjust all similar properties equally within the defined neighborhood after determining the level of appraisal. The level of appraisal is calculated by an appraisal to sale price ratio of all qualifying recently sold home in the defined neighborhood. This process compares the most recent appraised value to the sale price of the sold property. The median property value is used to determine the level of appraisal for the neighborhood. The formula to calculate an individual home value is:

$$\text{SQUARE FOOTAGE} \times \text{UNIT PRICE} \times \text{CONDITION PERCENTAGE} \times$$
$$\text{NEIGHBORHOOD ADJUSTMENT} = \text{APPRAISED VALUE}$$

This formula is repeated for each area type of the home (main living area, second story, garage, shop, etc.) The land value is then added to the home value to determine the total appraised value of the individual residential property.