

Published based on [What is the difference between a real-estate appraisal on your home's value and the tax appraisal value?](#)

# **What is the difference between a real-estate appraisal on your home's value and the tax appraisal value?**

**Question by EM: What is the difference between a real-estate appraisal on your home's value and the tax appraisal value?**

Currently, I only know the tax appraisal 109K, from the home I am planning to buy.  
(Home built in 2006, around 1500 sq)

How much of a difference can I expect from the real estate appraisal? Lower or Higher?

Are homes usually valued around the same as the tax appraisal?

What kind of problems can I face if the appraiser values the home too low or high?

The appraisal would be for the purchase of a home, right now the asking price is 96K( it's a foreclosure).

**Best answer:**

*Answer by budhah1*

appraisal for tax purposes should be based on Arm-length real estate deal. Your house sells for \$ 150k, your taxes will be based on the sale price.

I like this as I take a look around the neighborhoods where I would buy a house to see what the others houses sold at, and then would base an offer in the midrange, minus a little.

On the quadrenial appraisal the county will sometimes base it on sq footage times so much a foot, plus the sq footage of concrete, and brick. They really try to get the value up if they can..

If they get out of hand you will need to protest the valuation. That is a real pain in the butt.

If appraised too low, the bank will not go with you on the loan. and tell you that your paying too much. Too high is good.

**Know better? Leave your own answer in the comments!**

You can also find this article published on [What is the difference between a real-estate appraisal on your home's value and the tax appraisal value?](#), and on the tag pages [Appraisal](#), [between](#), [difference](#), [homes](#), [RealEstate](#), [value](#).