



COUNTY OF AMHERST



Public Information Officer

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For Immediate Release

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Amherst County Real Estate Reassessment

The County of Amherst performs a general reassessment of all real estate parcels within the County every six years. All property is required by law to be assessed at fair market value. The next reassessment process is due to be completed by January 1, 2026.

The County of Amherst has selected Pearson's Appraisal Service, Inc. as its General Reassessment Contractor. The firm has completed a sales study to determine general market values on or around August 1, 2026. Assessment team members evaluated sales from the past of all real estate types to establish a baseline of comparable values for the various property types in the County. Eric Piner of Pearson's Appraisal Service, Inc. will be the project supervisor for the reassessment, and Fred W. Pearson will serve as the professional assessor.

On September 3, 2024, the appraisal team from Pearson's Appraisal Service, Inc. will begin the fieldwork process of the reassessment. The appraisal team will have signage on their vehicles stating Amherst County 2026 Reassessment and will carry photo ID badges. The appraisal team will digitally photograph all structures. If residents are not home when an appraiser visits a property, the appraiser will leave a notice indicating that the property has been inspected. Residents are invited to provide pertinent information which can affect the value of their property. If more information is needed, a return address will be listed on the notice. Notices of the proposed 2026 assessed values will be mailed in September 2025. Property owners will then have the opportunity to appeal the assessed values.

Questions can be directed to the Commissioner of the Revenues office at (434) 946-9310.

Additional information may be obtained from Joy Niehaus at jlniehaus@countyofamherst.com or (434)-946-9400.