

Pierce County Real Estate Market Drives Up Property Values County-Wide

By the Pierce County Board of Assessors

If you have been keeping an eye on the local real estate market, you likely know that property in Pierce County is in high demand. Over the past few years, we have seen a significant upward trend in the sales prices of both land and homes across the county. Because of this active market, most property owners will see an increase in their property valuations on their upcoming Annual Notice of Assessment.

As your Board of Assessors, we want to help you understand what this means, why it is happening, and how it impacts you.

We Don't Create Value—We Measure It

A common misconception is that the Board of Assessors raises property values to generate county revenue. In reality, **our office does not create or dictate property values.**

Under Georgia state law, we are required to appraise all taxable property at its **Fair Market Value**. This is defined as the amount a knowledgeable buyer would pay and a willing seller would accept in an open market. Our appraisers simply analyze the local real estate market—specifically, the recent sales of land and homes in Pierce County—and adjust our assessments to mirror what buyers are actually paying right now.

When homes and land sell for higher prices in our community, state law dictates that our assessments must rise to reflect that new market reality.

What This Means for Your Assessment Notice

When you receive your Annual Notice of Assessment, you will likely see that the "Current Year Fair Market Value" of your property has gone up.

It is important to remember that **an assessment notice is not a tax bill**. While an increase in property value can impact your final taxes, your actual tax bill is calculated using the millage rate. The millage rate is determined separately by the Pierce County Board of Commissioners and the Board of Education later in the year, based on their budgetary needs.

Exemptions and Your Right to Appeal

We want to ensure every taxpayer is treated fairly and takes advantage of available tax relief:

- **Homestead Exemptions:** If you own your home and it is your primary residence, make sure you have applied for a Homestead Exemption. This reduces the taxable value of your property. Applications are accepted year-round at our office (though they must be filed by **July 13, 2026** to apply to the current tax year). Special assessment programs are also available for agricultural and conservation land.
- **The Appeal Process:** If you review your notice and believe the assessed value is higher than what you could reasonably sell your property for in today's market,

you have the right to appeal. You have **45 days** from the May 29,2026 to file a written appeal with our office.

We are here to serve the citizens of Pierce County. If you have questions about how your property was valued or want to learn more about the sales data in the county, our doors are open.

Pierce County Board of Assessors

Address: County Government Annex Building, 312 Nichols St., Blackshear

Phone: (912) 449-2025

Hours: Monday – Friday, 8:00 AM to 5:00 PM