



**PIKE**  
County, PA

# PIKE COUNTY 2028 REASSESSMENT

## PIKE COUNTY REASSESSMENT OFFICE

Pike County Reassessment Office  
506 Broad Street, Milford, PA 18337

Monday – Friday

8:30 AM – 4:30 PM

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**PIKE COUNTY WILL BE UNDERGOING  
A COUNTYWIDE REASSESSMENT TO  
EQUALIZE PROPERTY VALUES,  
EFFECTIVE JANUARY 1, 2029.**

The purpose of a reassessment is not to raise taxes. The purpose is to create an equitable distribution of the tax load. Reassessments are required under the Consolidated County Assessment Law 53 Pa C.S. § 8823 to be revenue neutral. This means that the total taxes levied by a taxing district cannot automatically increase the year after a reassessment, and the tax rates are required to be adjusted so that the total taxes levied do not exceed the total taxes levied in the preceding tax year.

Historically, based on data that's been published on other countywide reassessments, 1/3rd of the property owners will see a decrease in their taxes, 1/3rd will stay about the same, and 1/3rd will see an increase.

## WHAT IS A REASSESSMENT?

A Reassessment is the process of conducting the Data Collection and Market Analysis necessary to equalize the values of all properties within a county for the purpose of a fair distribution of the tax burden.

The County of Pike, which conducted its last county-wide reassessment in 1996, will certify its next county-wide reassessment in 2028 to take effect for taxes in 2029.

Vision Government Solutions is assisting the County in conducting the reassessment.

## WHY MUST A REASSESSMENT BE PERFORMED?

It has been 30 years since the last complete reassessment. Meanwhile, constantly changing economic conditions have resulted in the development of inequities. These inequities are remedied by reappraising all properties to reflect current market levels.

## HOW WILL PROPERTY OWNERS BE NOTIFIED OF THE NEW ASSESSMENT?

Property owners will receive individual, preliminary notices of new assessments in the spring of 2028. All property owners can schedule an Informal Review with Vision staff where they can discuss and present evidence regarding their property's physical description and characteristics that might affect its value.

Official Change of Assessment notices will be mailed by July 1, 2028, with the new value. Property owners will have an opportunity to request a formal appeal to the Pike County Board of Assessment Appeals.

The new assessed values will take effect January 1, 2029.

It is important to understand that a reassessment will determine the current fair market value of every property in the county, while reducing millage rates so that the total revenue levied by the taxing bodies does not change. This process provides a fair and equitable distribution of the tax burden.

## WHAT HAPPENS DURING A REASSESSMENT?

A reassessment project begins with a Data Collection phase. This reassessment is a Full Data Verification project and all properties will be visited and exterior dimensions and data gathered and verified. Door interviews with responsible parties, and data mailers will be used to learn more about the interior. There are no interior inspections of residential properties.

While the Data Collection phase is going on, Appraisers are studying property sales and identifying "neighborhoods" so the new values will be local.

This study of arms-length property sales occurring over the last 3-5 years allows Appraisers to establish parameters to estimate the value of property that has not been sold. The Appraisers then review this collected data and apply the determining factors of the sales analysis to value of each property.

## WHAT IS MARKET VALUE AND WHO DETERMINES MY PROPERTY VALUE?

Market Value is determined by the activity of people in the Real Estate Market and in the general economy. The assessed value of your property is based on an analysis of this market.

The market can generally be defined as you, the person who sold the property to you, and the person willing to buy it from you. It is the Appraisers job to research and analyze the values in any particular area or neighborhood. In effect, they do what you would do to determine the selling price when putting your property up for sale, except that the appraiser has specific guidelines to follow to ensure consistent results for similar properties.

Some factors that are examined for each property are location, land and improvement sizes, construction quality, improvement age, topography, zoning restrictions, if any, and utilities present and available to a site, although many other factors external and internal to a property are analyzed as well.

## HOW IS THIS MASS APPRAISAL PROJECT DIFFERENT FROM A FEE APPRAISAL PROJECT?

A fee appraiser appraises only one property at a time. The appraisal is done for a specific reason, such as purchase, refinance, estate valuation, etc. The date of the appraisal is typically the day it is appraised.

A reassessment uses mass appraisal methods and techniques, meaning we appraise many properties at once. Mass appraisal is typically done for property tax purposes and in Pennsylvania the entire county must be done at the same time.

## HOW WILL THIS AFFECT MY TAXES?

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