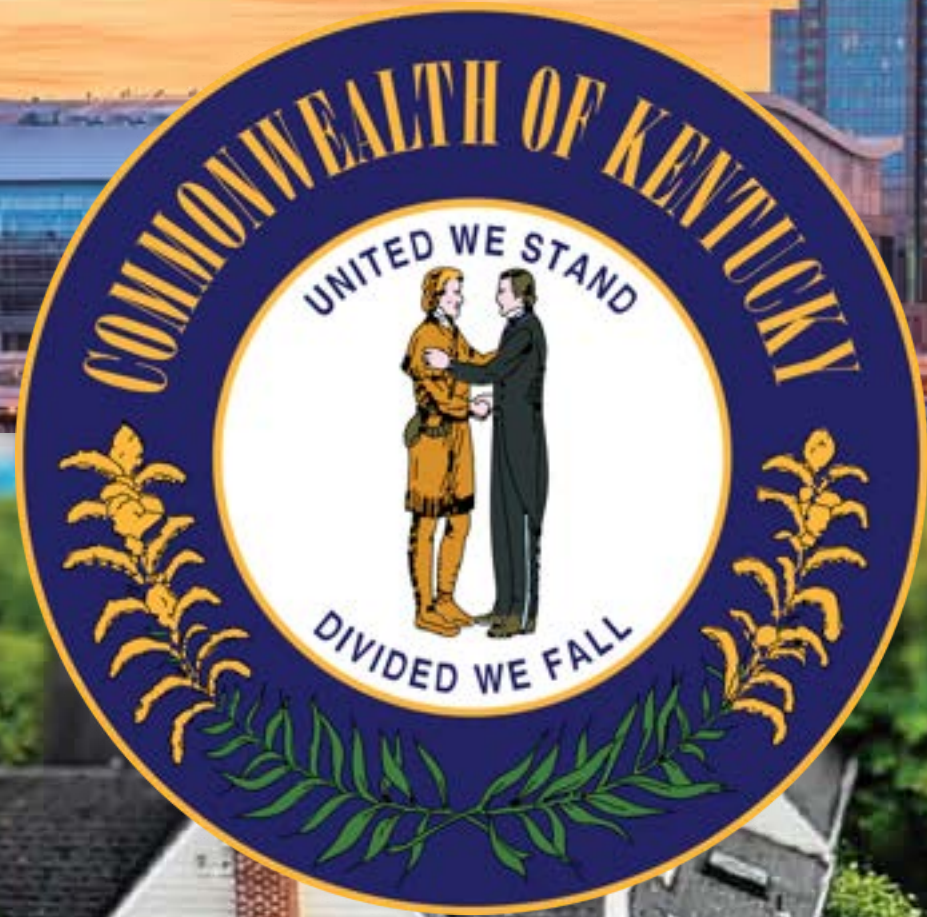


# Colleen Younger

Jefferson County Property

Valuation Administrator





# Colleen Younger

Jefferson County Property  
Valuation Administrator



## *Welcome!*

## **2022 Reassessment and**

## ***You Have a Right to Appeal Outreach***



# Colleen Younger

Jefferson County Property  
Valuation Administrator



## Housekeeping

- Meeting lasts approximately 1 hour
- All online participant microphones and cameras are off, please use the **Q&A box** at the bottom of your screen to ask questions
- We'll answer everyone's questions following the presentation
- **Microphones** are necessary so that online attendees can hear



# Colleen Younger

Jefferson County Property  
Valuation Administrator



## Why we're here today:

- To **demystify** the PVA:  
Fair and Equitable property assessments across our communities
- To help the public better **navigate the impacts** of changing property values
- To inform you about the **appeal process**



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Jefferson County Property  
Valuation Administrator



## The Basic Role of the PVA:

Assess **100% fair-market value** of properties:

- Detailed review of properties for revaluation in a rolling four-year cycle
- All areas are reviewed annually for substantial market changes
- Assessments form a basis for taxes levied by the state, cities, other taxing authorities funding:
  - Schools
  - Fire departments
  - Other essential community services



# Colleen Younger

Jefferson County Property  
Valuation Administrator



## **Why we are doing *You Have a Right to Appeal* outreach:**

- Rising assessments often mean a community is improving and owners' equities are increasing, but potential increases in property taxes can create challenges
- The real estate market has changed rapidly in the past several years
- We do our best to get assessed values correct, but we don't know every detail about your property conditions and characteristics

*(Continued)*



# Colleen Younger

Jefferson County Property  
Valuation Administrator



**April 22nd:** New values will be posted on our website and appeal tool opens at noon; notice postcards mailed

If you believe your assessment doesn't accurately reflect 100% fair-market value (i.e. the price your house would sell for if listed as of January 1st this year), we want you to know:

**You have a right to appeal**

**It's an essential part of providing fair and equitable assessments**



# Colleen Younger

Jefferson County Property  
Valuation Administrator



## How is my residential property assessed?

- Residential values are based on recent “fair arms-length” sales
- House Types: Only similar home types are compared
- **NEW:** Renovated House Type
- Since 2015: original plat boundaries for fairer comparisons



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Jefferson County Property  
Valuation Administrator



## Residential Property - 2022 Reassessment

- Approximately 97,000 residential parcels in Areas 6, 8, and 9
- Includes single family homes, duplexes, condos, and undeveloped/vacant residential lots. Including areas in and around:

### Area 6

- Fern Creek
- Heritage Creek
- Hollow Creek
- Highview
- Lynnview
- Poplar Hills
- Newburg
- Spring Mill
- West Buechel
- Watterson Park

### Area 8

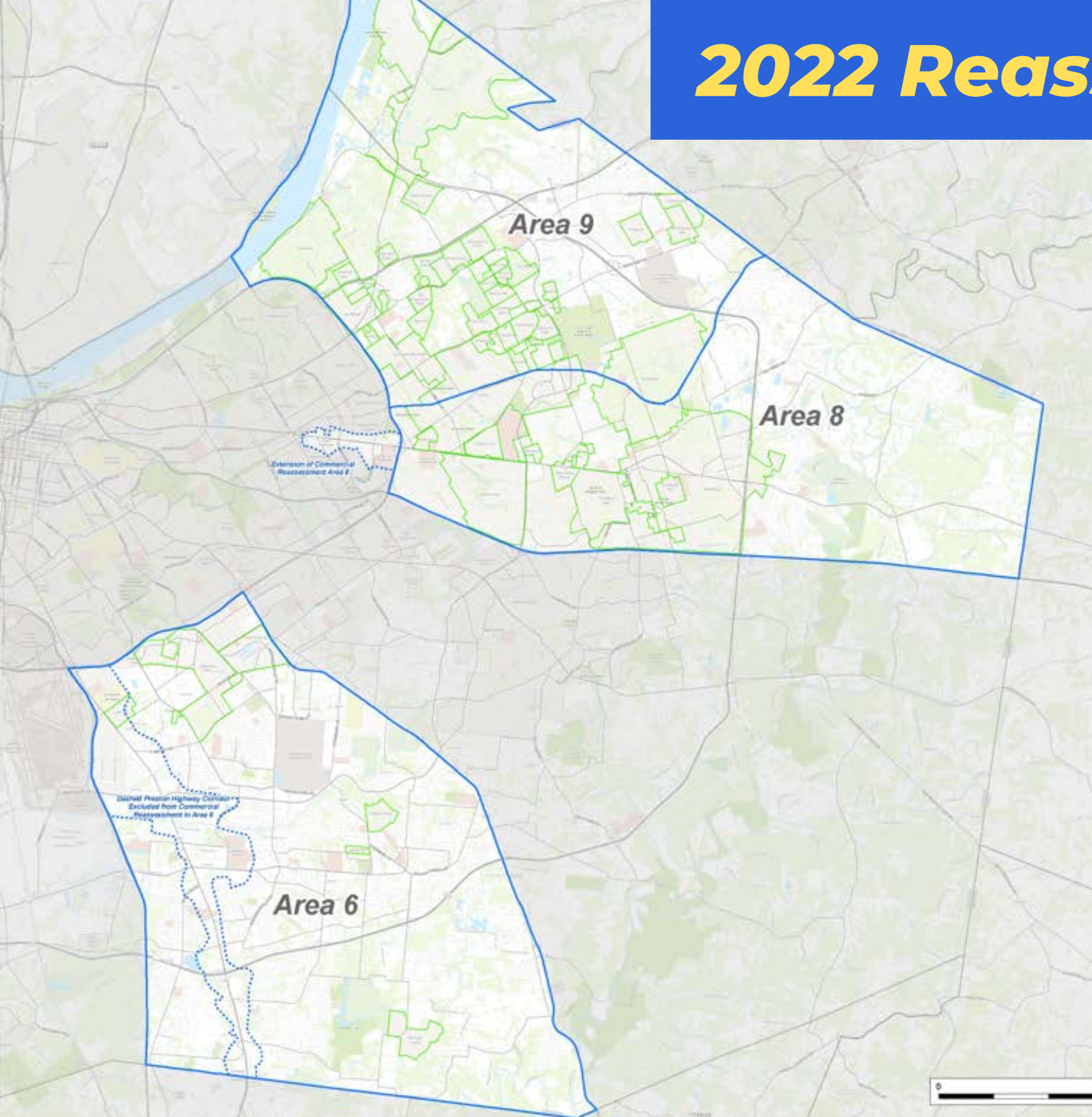
- Anchorage
- Blue Ridge Manor
- Douglass Hills
- Hurstbourne
- Jeffersontown
- Lyndon
- Middletown
- Norwood
- Sycamore
- Wildwood
- Woodland Hills

### Area 9

- Barbourmeade
- Glenview
- Graymoor-Devondale
- Goose Creek
- Green Spring
- Hills and Dales
- Northfield
- Norton Commons
- Prospect
- Rolling Hills
- Westwood
- Worthington Hills



# 2022 Reassessment



## 2021 Residential Sales

### Area 6:

Total Sales: 2,428

Low: \$45,350

High: \$1.8 Million

Median: \$225,000

### Area 8:

Total Sales: 1,610

Low: \$85,108

High: \$2.5 Million

Median: \$389,130

### Area 9:

Total Sales: 1,393

Low: \$110,000


High: \$3.05 Million

Median: \$360,000



# See Your Neighborhood's Recent Sales

Search for your property at jeffersonpva.ky.gov  
and click "View Neighborhood Sales List"



PVA

Home / Property Search / Property Details

[← Back to Search Results](#)

[« Previous Property](#)9/12[Next Property »](#)

## 123 Anystreet Lane

Mailing Address

Owner

Sample, Samuel and Sally

Parcel ID

123456789000

Land Value

\$50,000

Improvements Value

\$209,500

Assessed Value

\$259,500

Approximate Acreage

0.2186

Property Class

510 RES 1 FAMILY DWELLING

Deed Book/Page

10000 0999

District Number


123456

Old District

21





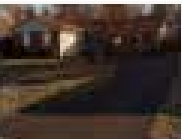

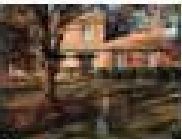

Fire District

ANCHORAGE MIDDLETOWN FIRE & EMS



[📍 Street View](#)[📍 View in Maps](#)[🖨 Print](#)[🏠 View Neighborhood Sales List](#)

Area Type	Gross Area	Finished Area
Main Unit	-	2,215


PROPERTY LISTINGS		
16 records found		
	Address / Owner ↕	Sales Price / Date
	2107 ASHCRAFT LN BORAH ROBERT	\$233,400 09/11/2020
		
	2101 ASHCRAFT LN BORAH JASON R	\$238,000 04/23/2020
		
	2115 WESTRIDGE RD CASTLE JENNA M	\$250,000 02/17/2021
		
	2002 ASHLEY CT COTHRAN ERIN R	\$255,000 04/08/2020
		



# Improved Assessment Notice:

- Full-color large 5"x 8" postcard with photo
- URL & QR code link to your property details on PVA Website
- Now includes information on Online Conference and Appeals process

## Front:



**Colleen Younger**  
Jefferson County  
Property Valuation Administrator



PRSRT  
FIRST CLASS  
US POSTAGE  
**PAID**  
LOUISVILLE, KY  
PERMIT NO. 555

Glassworks Building | 815 W. Market St., Suite 400 | Louisville, KY 40202-2654


**PROPERTY ADDRESS:** 4321 BELVEDERE DR

**PARCEL ID#:**  
000700070000

**2022 ASSESSED VALUE:**  
\$1,675,000

**HOMESTEAD EXEMPTION:**  
\$0

**2022 TAXABLE VALUE:**  
\$1,675,000



If this photo does not depict your property,  
please contact us.

**IMPORTANT!**  
**2022 PROPERTY**  
**ASSESSMENT NOTICE**

\*\*\*  
The assessed value  
of your property  
HAS CHANGED.  
\*\*\*

This notice indicates the assessed value  
of your property as of January 1, 2022.

To see your property characteristics, assessment history, and recent sales in your area, go to:  
[www.jeffersonpva.ky.gov/property/1033560/](http://www.jeffersonpva.ky.gov/property/1033560/)



**Questions?** Contact us at 502-574-6224 M-F 8am-4pm EDT or  
Chat at [www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov) M-F 9am-3:30pm EDT

## Back:

If you think the assessed value does not represent the fair market value of your property,  
**You Have the Right to Appeal.**  
Go to [www.jeffersonpva.ky.gov/conference](http://www.jeffersonpva.ky.gov/conference) and click on "PVA Online Conference".

The "Online Conference" is the required first step of the appeal process, available beginning April 22nd, 2022 at Noon EDT, and closes May 16th, 2022 at 4pm EDT.

**Questions?** Contact us at 502-574-6224 M-F 8am-4pm EDT or Chat at [www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov) M-F 9am-3:30pm EDT

If you need in-person assistance, PVA staff will be available in our office and in the community:

Northeast and South Central Library Branches  
Opening Day: Friday, April 22, 12pm-4pm  
Weekdays: April 25-May 16, 9am-4pm

Evening Hours  
West Buechel City Hall: Thursday, May 5, 5:30pm-7:30pm  
Middletown City Hall: Tuesday, May 10, 5:30pm-7:30pm

**Assistance by Telephone:** Call 502-574-6224 for an appointment.

**Necessary Documentation:** The Online Conference requires you to provide documentation supporting your opinion of the value of your property. Examples include, but are not limited to: photographs, recent appraisal, and repair cost estimates from a licensed contractor.

**Next Steps:** Online Conference results will be returned to you within 10 days. If you disagree with the result, you can appeal with the Local Board of Assessment Appeals. Instructions on requesting this appeal will be included with your Online Conference results.

It is an honor and a privilege to serve you,

  
Colleen Younger, Jefferson County PVA

You may qualify for a discount on the taxable value of your home if you are 65 or over or completely disabled. For more information visit [www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov) or call 502-574-6380.

**Your assessed value CAN affect your future tax bill.**





# Colleen Younger

Jefferson County Property  
Valuation Administrator



## Online Conference Tool:

- **Available April 22nd at 12pm to May 16th at 4pm**
  - Appeal submissions must be completed during this time
  - Dept. of Revenue granted our request to increase the window from 13 days to 23
- **Online self-service** is easiest option for most people at [www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov)
- **Optimized for Mobile:** Our Website and the Online Conference Tool are designed for use on computers, tablets and smartphones.

(Continued)



# Colleen Younger

Jefferson County Property  
Valuation Administrator



## Online Conference: In-Person Assistance

- **Northeast and South Central Library Branches**
  - Opening Day: Friday April 22, 12pm to 4pm
  - Monday to Friday, 9am to 4pm April 25-May 16
- **PVA Office - 815 W Market St, suite 400**
  - In-office appointments: 502-574-6224  
Monday to Friday, 8am-4pm April 22-May 13
  - Saturdays May 7 & 14, 9am-1pm

### **NEW: Evening Hours**

- **West Buechel City Hall**
  - Thursday May 5, 5:30pm-7:30pm
- **Middletown City Hall**
  - Tuesday May 10, 5:30pm-7:30pm

(Continued)



# Colleen Younger

Jefferson County Property  
Valuation Administrator



## Online Conference Assistance

**Telephone Conferences with PVA Staff:** Is the lack of access to technology and limited mobility or quarantine status an issue for you?

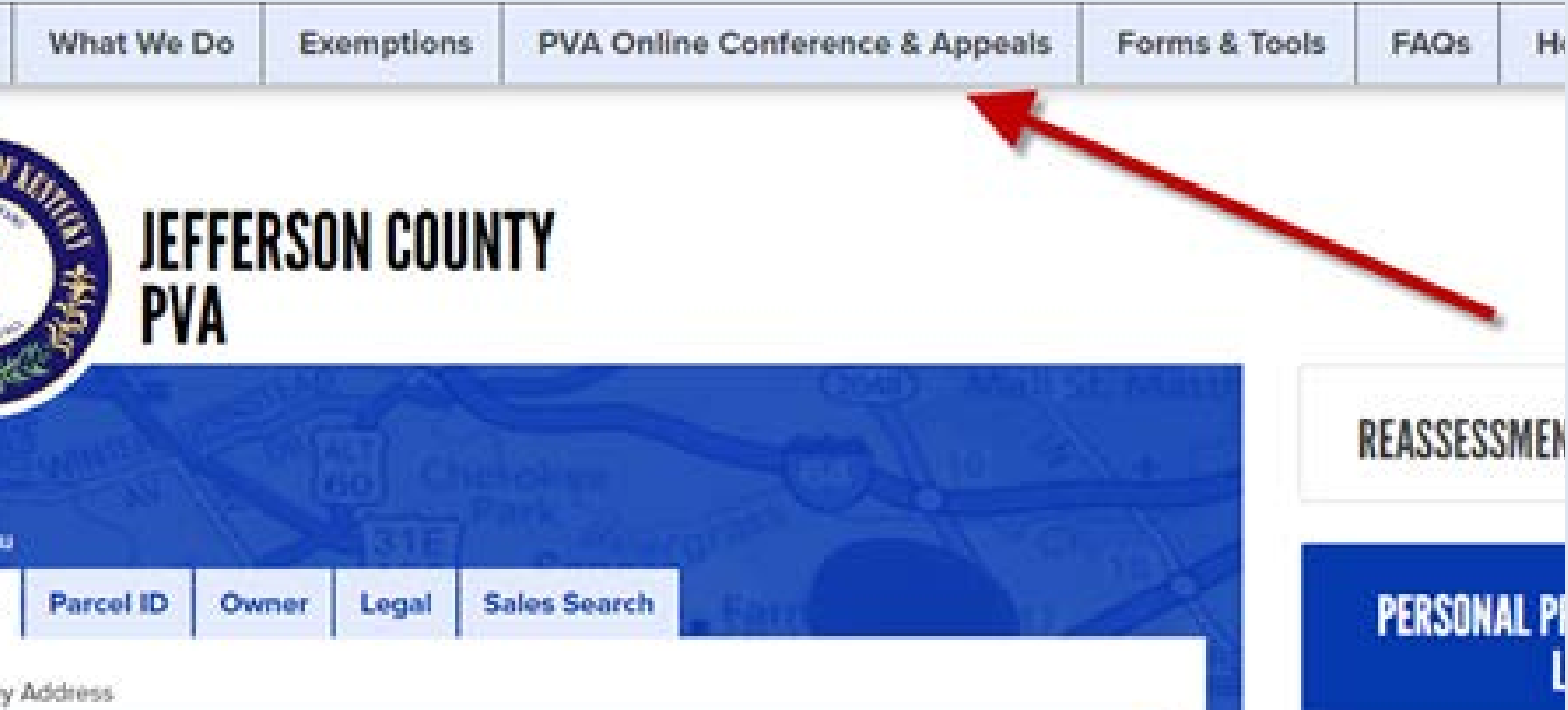
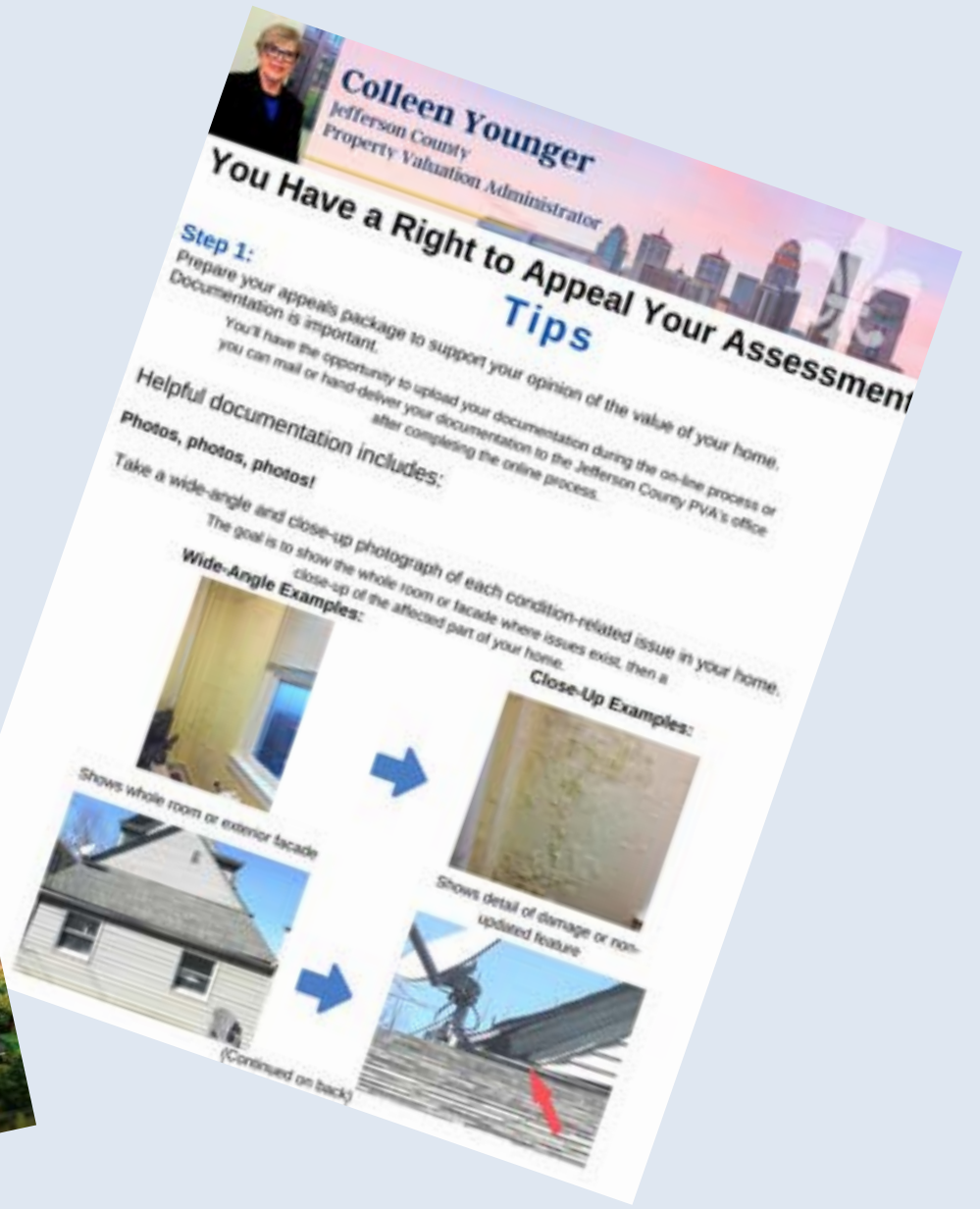
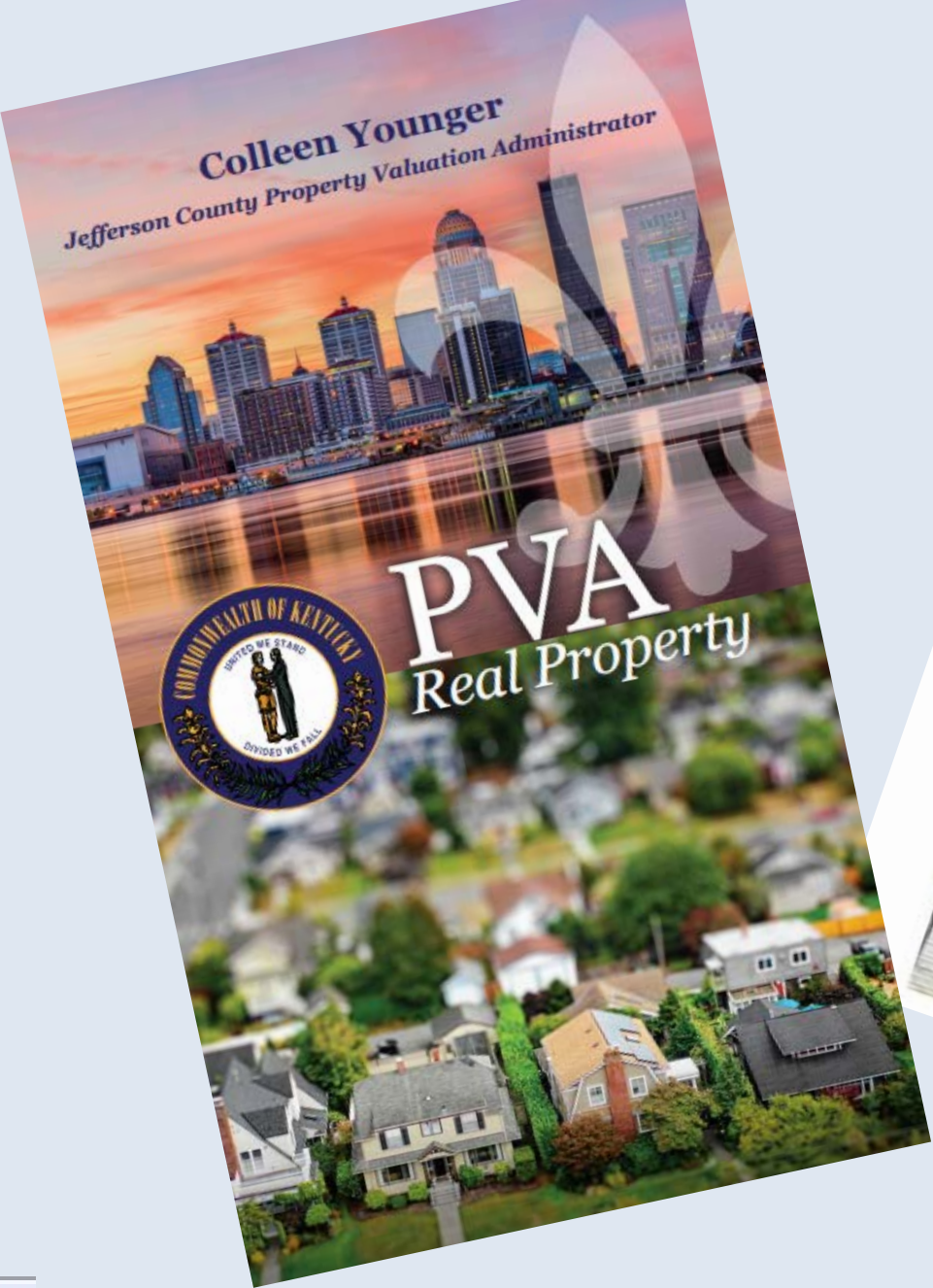
- Starting April 22nd, call 502-574-6224 to schedule an appointment

**Authorized Representatives:** Must submit a letter from the property owner authorizing them to file the appeal on the owner's behalf



# Appeal Tips & Detailed Info to Help You Prepare

**jeffersonpva.ky.gov**



When the assessment of your property increases or decreases from the prior year, you will receive a reassessment notice in late April. However, you do not have to receive a reassessment notice to contest your property assessment. As a property owner, you have the right to contest your property assessment each year. By law, certain steps must be followed in the process. You can find more information and links below.

- [Online Conference, Documentation, and Appeals](#)
- [Property Characteristics Correction Process Option](#)





# Online Conference Supporting Documentation Examples:

- **Photos:** close up and zoomed out, showing property issues or conditions
- Professional **Estimates** for needed repairs
- **Insurance Policy** (note that land value is typically not included)
- **Appraisal** (no more than 2 years old)
- **Sales Comparison Worksheet** (available on our website)

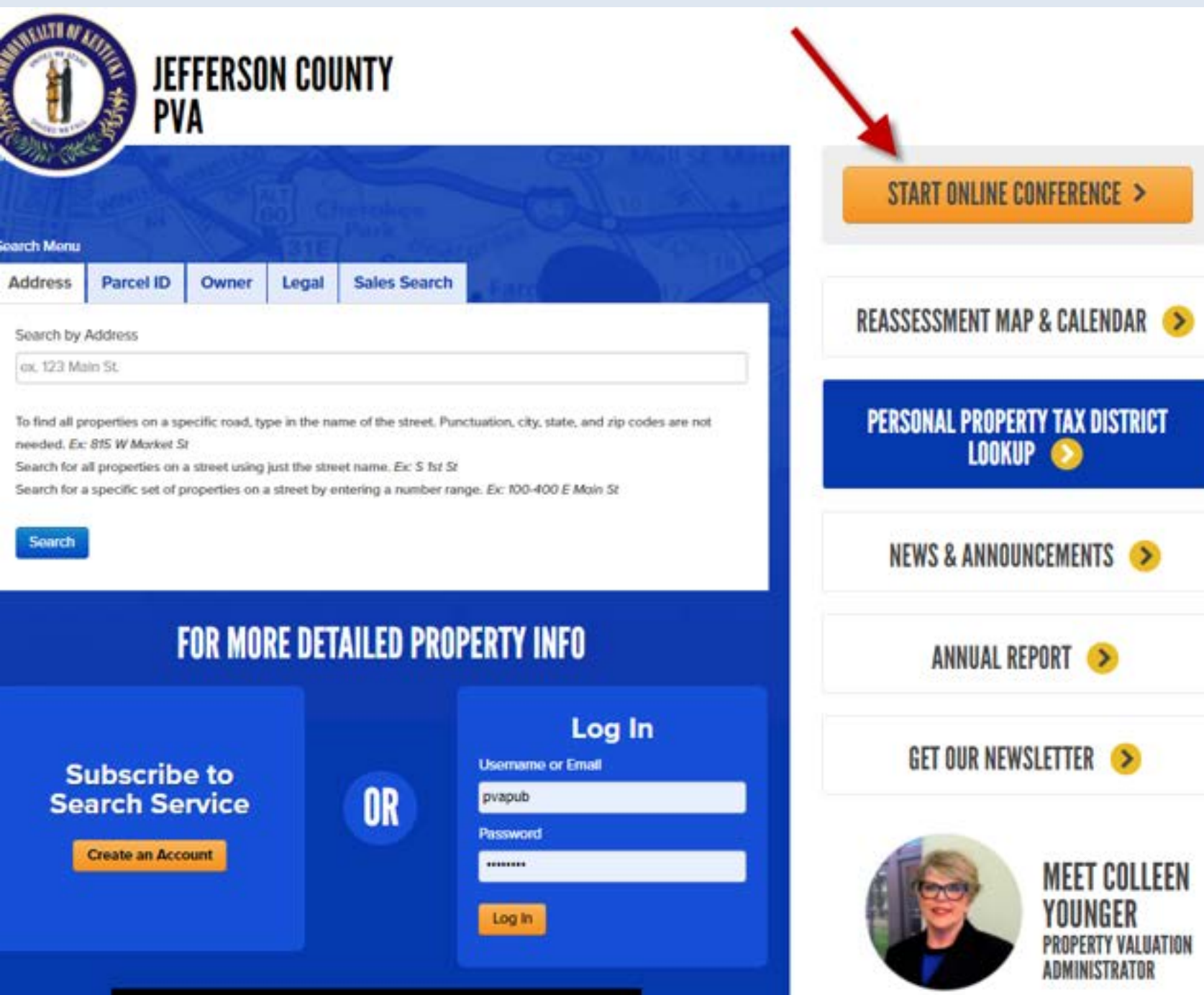




# Updated, Easy-to-Use Online Conference Portal

Click

**"Start Online Conference" at  
www.jeffersonpva.ky.gov**



**JEFFERSON COUNTY  
PVA**

Search Menu

Address Parcel ID Owner Legal Sales Search

Search by Address

ex. 123 Main St.

To find all properties on a specific road, type in the name of the street. Punctuation, city, state, and zip codes are not needed. Ex: 815 W Market St

Search for all properties on a street using just the street name. Ex: S 1st St

Search for a specific set of properties on a street by entering a number range. Ex: 100-400 E Main St

Search

**FOR MORE DETAILED PROPERTY INFO**

Subscribe to Search Service

Create an Account

OR

**Log In**

Username or Email

pva.pub

Password

\*\*\*\*\*

Log In

**START ONLINE CONFERENCE >**

**REASSESSMENT MAP & CALENDAR >**

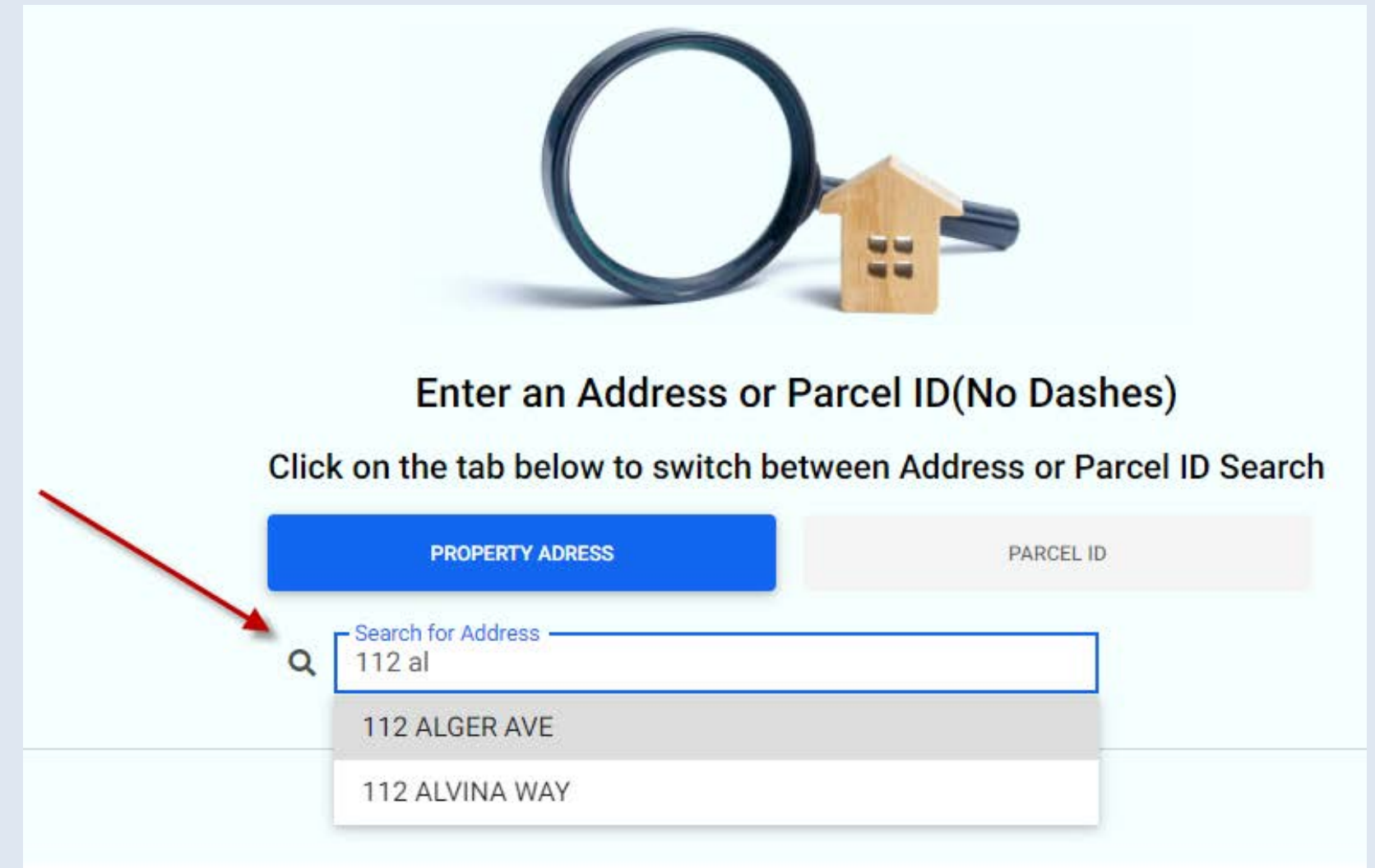
**PERSONAL PROPERTY TAX DISTRICT LOOKUP >**

**NEWS & ANNOUNCEMENTS >**

**ANNUAL REPORT >**

**GET OUR NEWSLETTER >**

**MEET COLLEEN YOUNGER**  
PROPERTY VALUATION ADMINISTRATOR



Enter an Address or Parcel ID(No Dashes)

Click on the tab below to switch between Address or Parcel ID Search

**PROPERTY ADDRESS** PARCEL ID

Search for Address

112 al

112 ALGER AVE

112 ALVINA WAY

**Available April 22nd Noon  
to  
May 16th at 4pm**





# Colleen Younger

Jefferson County Property  
Valuation Administrator



## Homestead Exemption

- Available to homeowners 65 or older, and those declared 100% disabled
- 2021-2022 Kentucky Homestead Exemption: \$40,500
- Only one exemption per household
- Must own and occupy the property as primary residence as of January 1
- Download the application: [www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov)



# Colleen Younger

Jefferson County Property  
Valuation Administrator



## Questions?

### **Online Attendees:**

Please type questions using Zoom's Q&A box at the bottom of your screen

### **In-Person Attendees:**

Please wait for the microphone so online attendees can hear you

## Connect With Us

More Info & Online Chat:  
[www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov)

Main Number:  
**502-574-6380**

Email:  
[PVA@jeffersonpva.ky.gov](mailto:PVA@jeffersonpva.ky.gov)