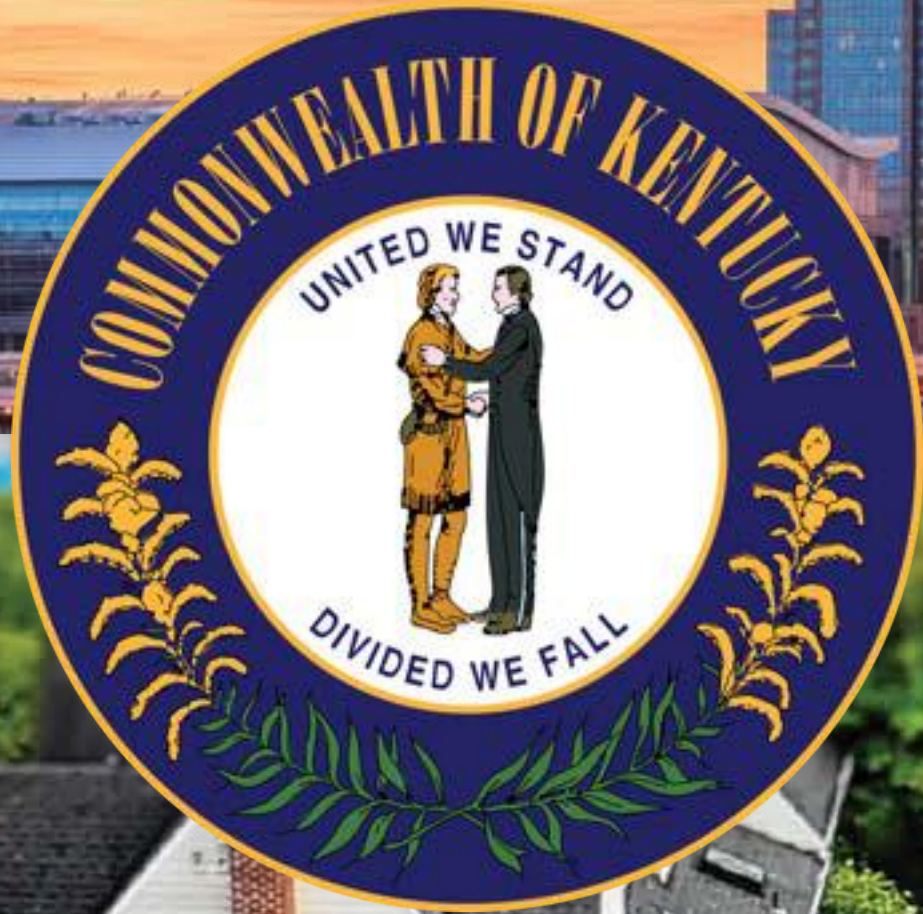


Colleen Younger

Jefferson County Property
Valuation Administrator



Colleen Younger

Jefferson County Property
Valuation Administrator



Welcome!

2024 Reassessment

and

You Have a Right to Appeal Outreach

Colleen Younger

Jefferson County Property
Valuation Administrator



Housekeeping

- Meeting lasts approximately 1 hour
- Please hold questions until the end of the presentation
- Please wait for **Microphone** so online attendees can hear
- Online participant microphones and cameras are off
 - Use the Q&A box at the bottom of your screen for questions
- Are any media, government officials, or organization reps present?

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**

Colleen Younger

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 26th:

- Assessment notice postcards mailed
- **At noon EDT:** New assessment values posted and appeal tool opens at jeffersonpva.ky.gov

PROPERTY OWNERS: If you believe your assessment doesn't accurately reflect 100% fair-market value (the price your house would sell for on the open market), 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
- Fairer Comparisons:
 - Renovated House Type
 - Since 2015: original plat boundaries

Colleen Younger

Jefferson County Property
Valuation Administrator



Residential Property - 2024 Reassessment

- Approximately 83,000 residential parcels in Areas 2, 3, & 7
 - Includes single family homes, duplexes, condos, and undeveloped/ vacant residential lots

Includes areas in and around:

Area 2

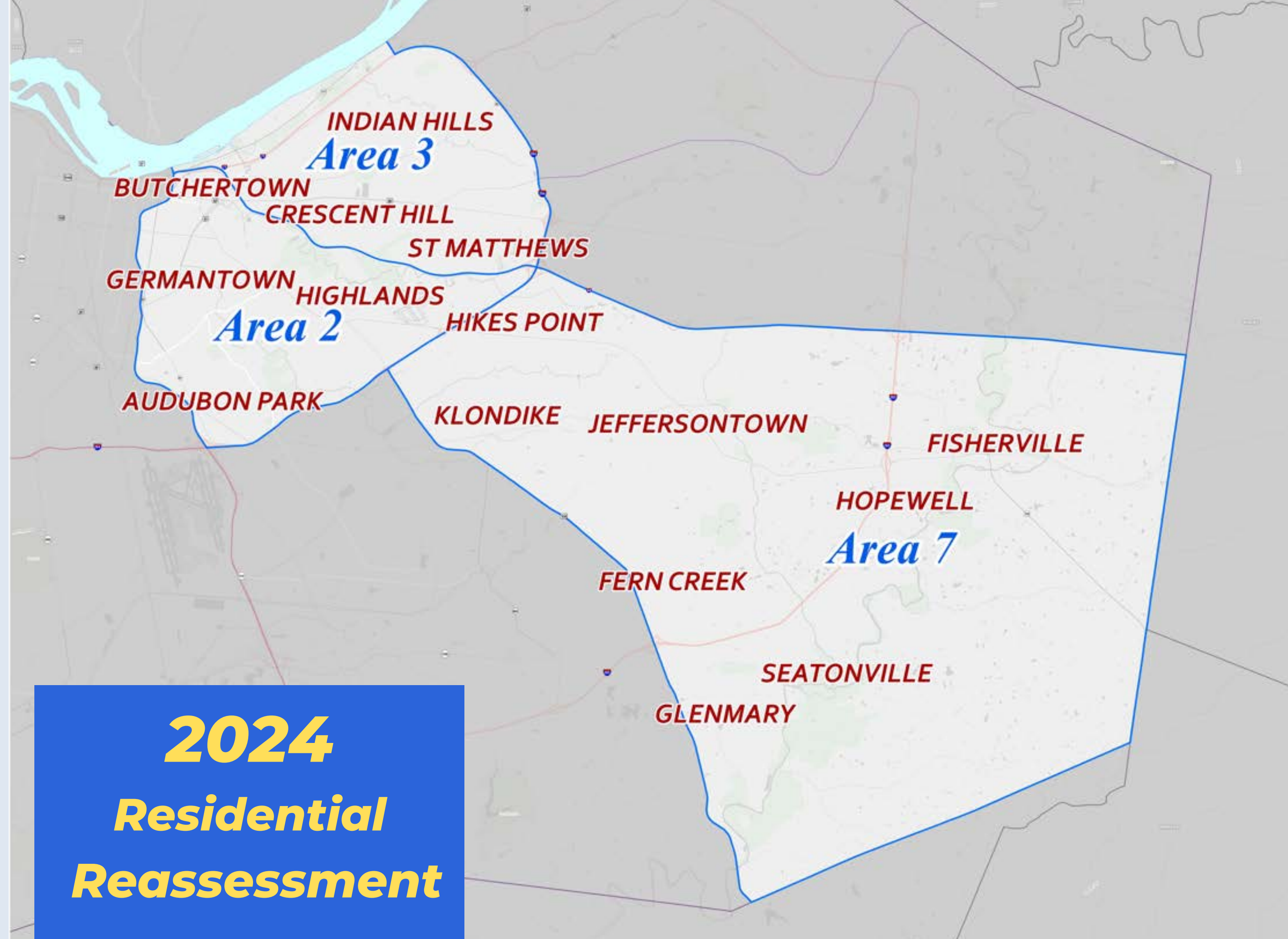
- Highlands
- Shelby Park
- Schnitzelburg
- Butchertown
- Phoenix Hill
- Audubon Park
- Germantown
- Nulu

Area 3

- St. Matthews
- Clifton
- Crescent Hill
- Indian Hills

Area 7

- Hikes Point
- Jeffersontown
- Buechel (east of Bardstown Rd)
- Fisherville

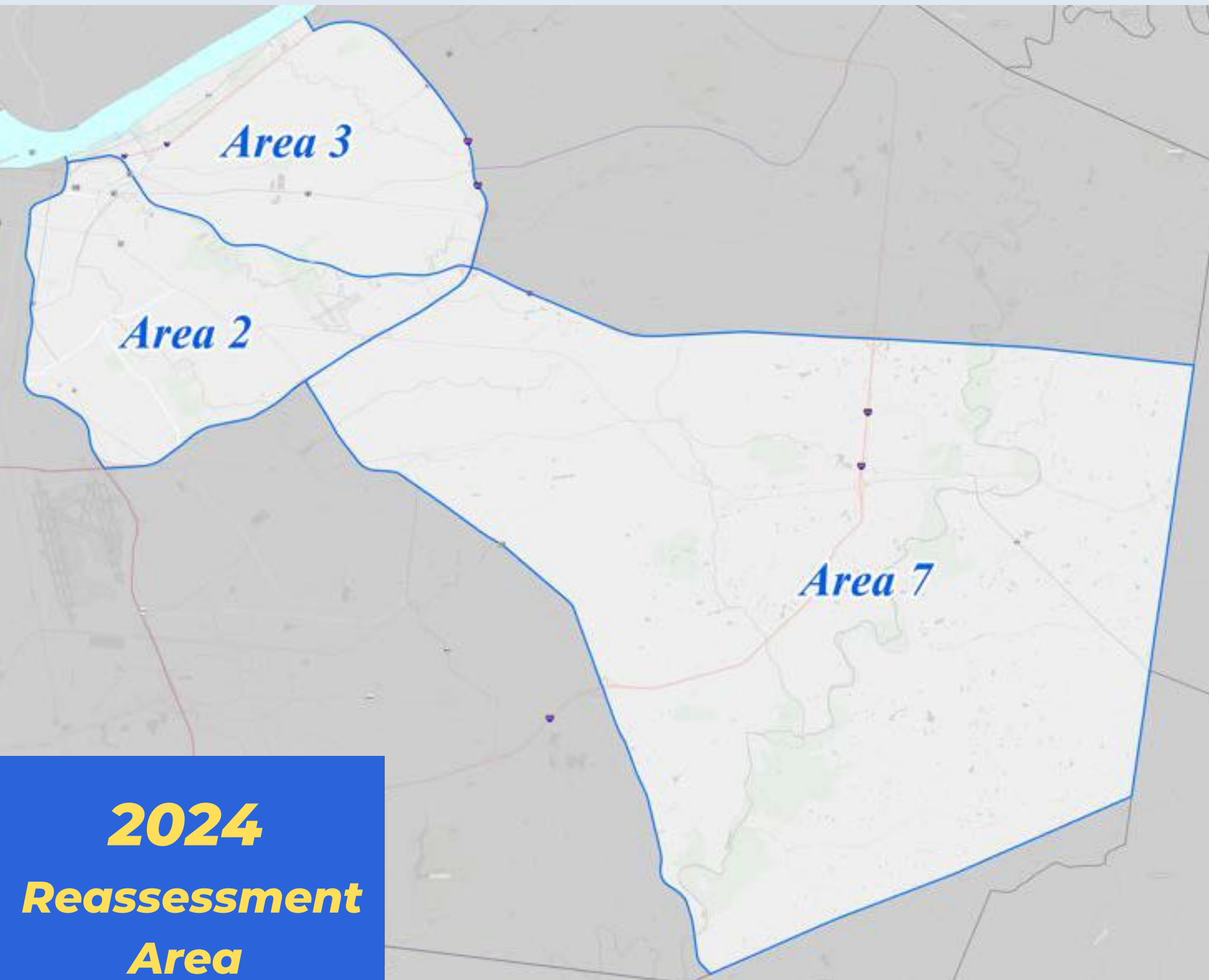


2024
Residential
Reassessment

Residential Sales

Single family homes + duplexes

July 2022 - Dec 2023



Area 2:

Sales: 1182

Low: \$55,000

High: \$2.5M

Median: \$281,750

Area 3:

Total Sales: 771

Low: \$105,000

High: \$2.54M

Median: \$385,000

Area 7:

Sales: 1901

Low: \$106,000

High: \$1.79M

Median: \$290,000

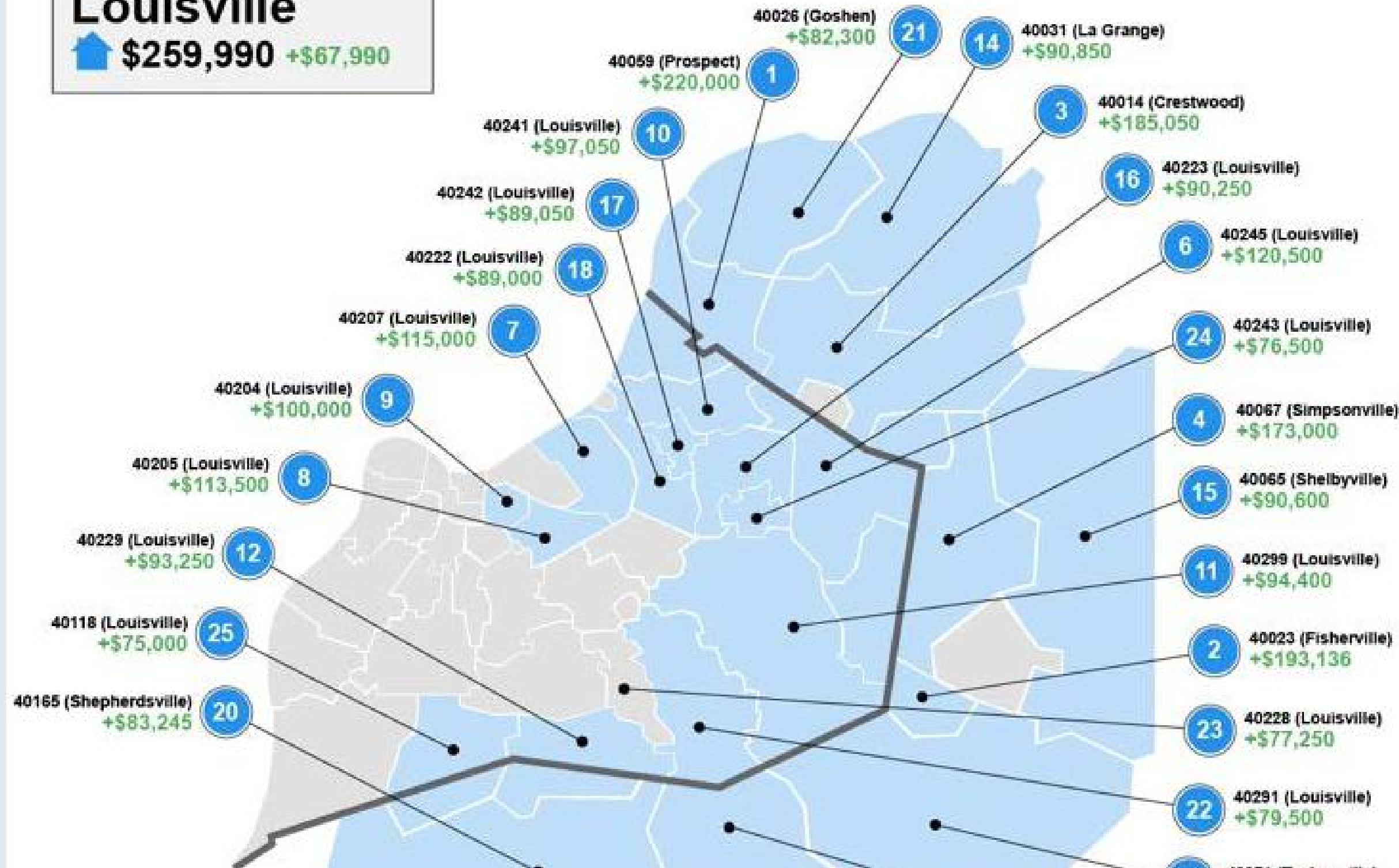
From Courier-Journal, 4-2-24:
Cost of Louisville homes on the rise. See how much your house is worth by zip code

Greater Louisville Area Home Prices *by ZIP CODE*

A comparative study over five years involving 24,779 properties



Louisville
🏠 **\$259,990** **+\$67,990**



Map compares 2019 to 2023 sales prices in each zip

Colleen Younger

Jefferson County Property
Valuation Administrator



Commercial Property - 2024 Reassessment

- Nearly 6,900 commercial parcels in Areas 2, 3, and 7
- Includes retail, industrial, multifamily, restaurant, office, entertainment, hotels, and vacant land.
 - Nulu
 - Bardstown Rd/Highlands business district
 - Dupont medical area
 - Soccer stadium
 - Brownsboro Rd business corridor
 - St. Matthews business district
 - Frankfort Ave business corridor
 - Bluegrass Industrial Park
 - Taylorsville Rd business corridor
 - S. Hurstbourne Pkwy corridor

Includes:

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:

Back:



Colleen Younger
Jefferson County
Property Valuation Administrator

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

PROPERTY ADDRESS: 4321 BELVEDERE DR

PARCEL ID#:
000700070000

2024 ASSESSED VALUE:
\$1,675,000

HOMESTEAD EXEMPTION:
\$0

2024 TAXABLE VALUE:
\$1,675,000

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

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

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

IMPORTANT!
2024 PROPERTY ASSESSMENT NOTICE

The assessed value of your property HAS CHANGED.

This notice indicates the assessed value of your property as of January 1, 2024.



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 and click on "PVA Online Conference".

The "Online Conference" is the required first step of the appeal process, available beginning April 26, 2024 at Noon EDT, and closes May 20, 2024 at 4pm EDT.

Questions? Contact us at 502-574-6224 M-F 8am-4pm EDT or Chat at 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:

In-Person Assistance at Library Branches
Opening Day April 26th: all three locations listed below 12pm-4pm
Jeffersontown: Weekdays April 29th-May 20th 10am-4pm
Highlands/Shelby Park: Mondays, Wednesdays, & Fridays April 29th-May 20th 10am-4pm
St. Matthews: Tuesdays & Thursdays April 30th-May 16th 10am-4pm
Final Day May 20th: all three locations listed above 10am-4pm

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
Colleen Younger, Jefferson County PVA

Homestead Exemption:
Turning 65+ in 2024 or fully disabled?
You may qualify for a discount of up to \$46,350 off the taxable value of your home.
For more info and to apply online, visit:
www.jeffersonpva.ky.gov

Your assessed value CAN affect your future tax bill.



Detailed Property Record

321 Anystreet Ln

Mailing Address 321 Anystreet Ln, Louisville KY 40200

Owner I.E. Sample

Parcel ID 987654320001

Assessed Value \$143,900

Approximate Acreage 0.1467

Property Class 510 RES 1 FAMILY DWELLING

Deed Book/Page [9876 54321](#)

District Number 100023

Old District 13

Fire District CITY OF LOUISVILLE

School District JEFFERSON COUNTY

Neighborhood 602113 / VILLAGE GREEN

Home Rule City [Urban Service District](#)

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#)



[Street View](#)

[View in Maps](#)

[Print](#)

[View Neighborhood Sales List](#)

Area Type	Gross Area	Finished Area
Main Unit	-	1,271
Basement	0	-
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	-	n/a

All measurements in square feet.

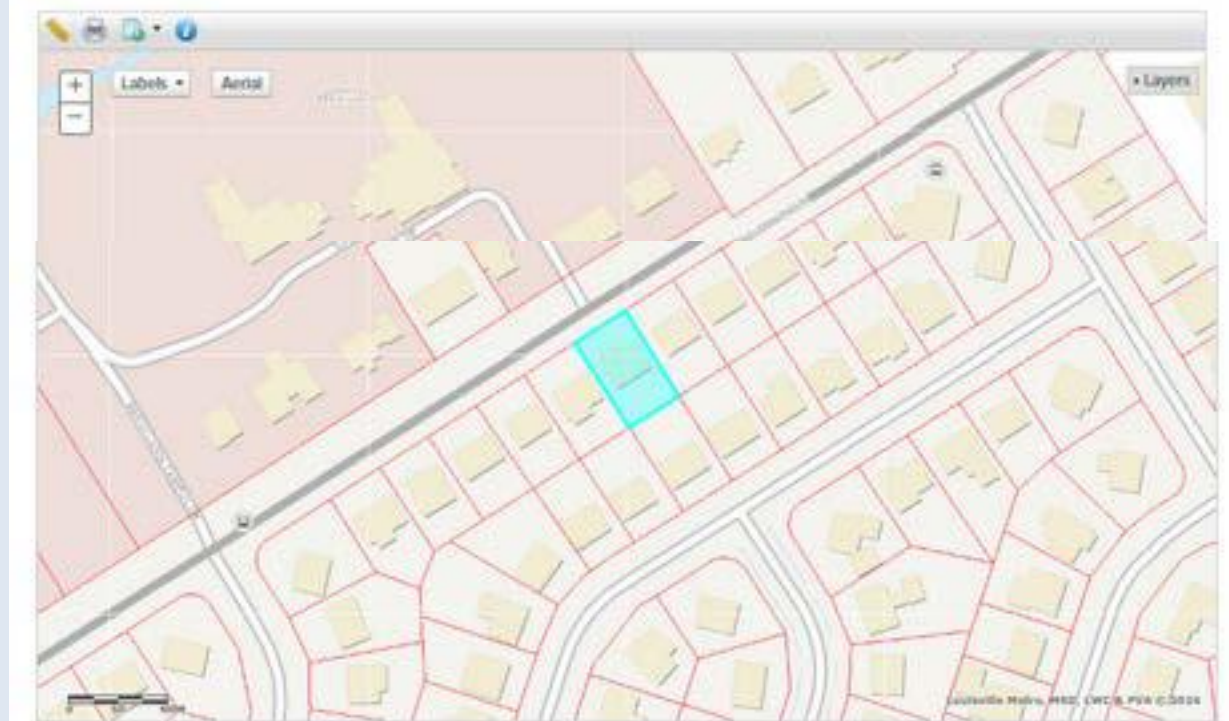
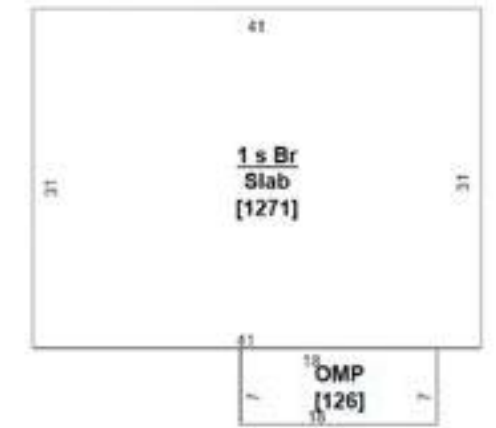
Property Details

Type 1: SINGLE FAMILY
 Year Built 1956
 Exterior Wall BV BRICK VENER
 Roof GABLE
 Basement Foundation
 Condition NORMAL FOR AGE
 Heating Type 1 CENTRAL WARM AIR
 Central Air Yes
 Fireplace No
 Construction Frame Wood frame
 Stories 100
 Full Bathrooms 1
 Half Bathrooms 0

Photos



Property Sketch



Sales History


Deed Book/Page	Price	Date	Previous Owner
9876 54321	\$891,020	05/24/2001	I.E. Sample
9876 54320	\$0	01/01/1967	OWNER UNKNOWN

Assessment History

Record Year	Land	Improvements	Total	Reason
2022	\$25,000	\$118,900	\$143,900	CR - Computer Reassessment
2017	\$21,000	\$75,080	\$96,080	RC - Residential computer reass
2009	\$19,000	\$69,530	\$88,530	NC - Residential no change
2004	\$19,000	\$69,530	\$88,530	RC - Residential computer reass
2000	\$19,000	\$69,530	\$88,530	RC - Residential computer reass

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](#) 1/3 [Next Property »](#)

123 Anystreet Lane

Mailing Address 123 Anystreet Lane, Louisville, KY 40216

Owner Sally and Sam Sample

Parcel ID 101406170031



Assessed Value \$142,500

Approximate Acreage 0.2056

Property Class 510 RES 1 FAMILY DWELLING

Deed Book/Page **12345 678**

District Number 500009

Old District 25

Fire District PLEASURE RIDGE PARK

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




Area Type	Gross Area	Finished Area
Main Unit	-	1,125



PROPERTY LISTINGS

3 records found

123 Anystreet Lane

Address / Owner	Sales Price / Date
 234 Anystreet Lane	\$142,500 02/22/2021
 125 Somestreet Road	\$152,000 08/02/2022
 237 Doe Drive	\$200,000 02/22/2022

Colleen Younger

Jefferson County Property
Valuation Administrator



Online Conference Tool:

- **Available April 26th at 12pm EDT to May 20th at 4pm EDT**
 - 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
 - Open 24/7 during the appeal window
- **Easiest on Mobile:** Our Website and the Online Conference Tool works on tablets and smartphones, to easily upload photos into your appeal

(Continued)

Colleen Younger

Jefferson County Property
Valuation Administrator



Online Conference: In-Person Assistance

Library Branches

- **Opening Day** Friday April 26:
 - all three locations listed below, noon-4pm
- **Jeffersontown:**
 - Weekdays April 29-May 20, 10am-4pm
- **Highlands/Shelby Park:**
 - Mon, Wed & Fridays April 29-May 20, 10am-4pm
- **St. Matthews:**
 - Tue & Thursdays April 30-May 16, 10am -4pm
- **Final Day** Monday May 20:
 - all three locations listed above, 10am-4pm

NEW: Evening Assistance Events

- **St. Matthews City Hall**
 - Tuesday May 7, 5pm-7pm
- **Jeffersontown City Hall**
 - Tuesday May 14, 5pm-7pm

PVA Office-815 W Market St, suite 400

- Weekdays April 26-May 20, 8am-4pm
- Saturdays May 11 & 18, 9am-1pm
- Appointments: 502-574-6224

Colleen Younger

Jefferson County Property
Valuation Administrator



Online Conference Assistance

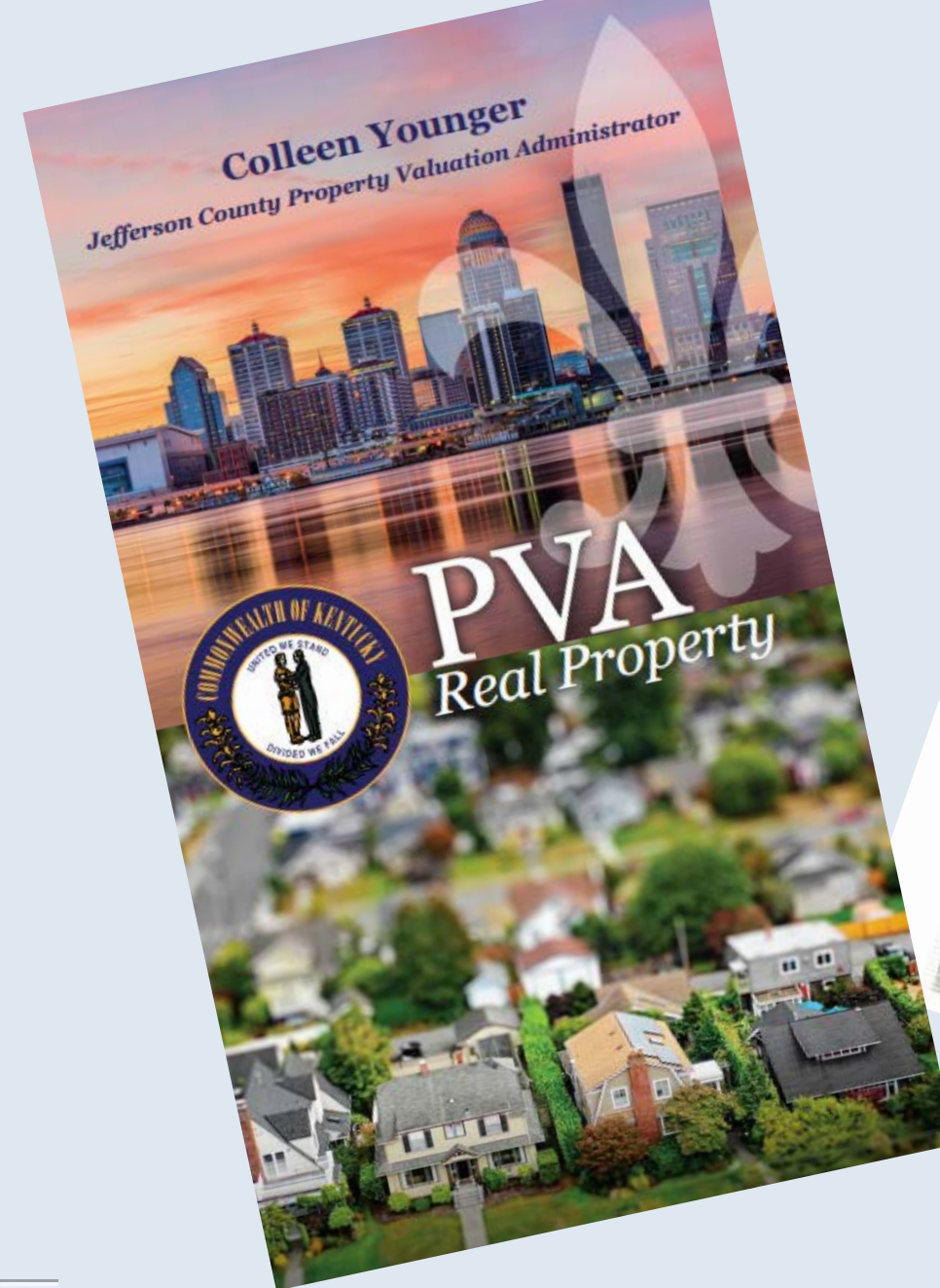
Telephone Conferences with PVA Staff: Is access to technology and limited mobility or quarantine status an issue for you?

- Starting April 26th, call 502-574-6224 to schedule a teleconference 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's 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. By law, certain steps must be followed in the process. You can find more information on the 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)



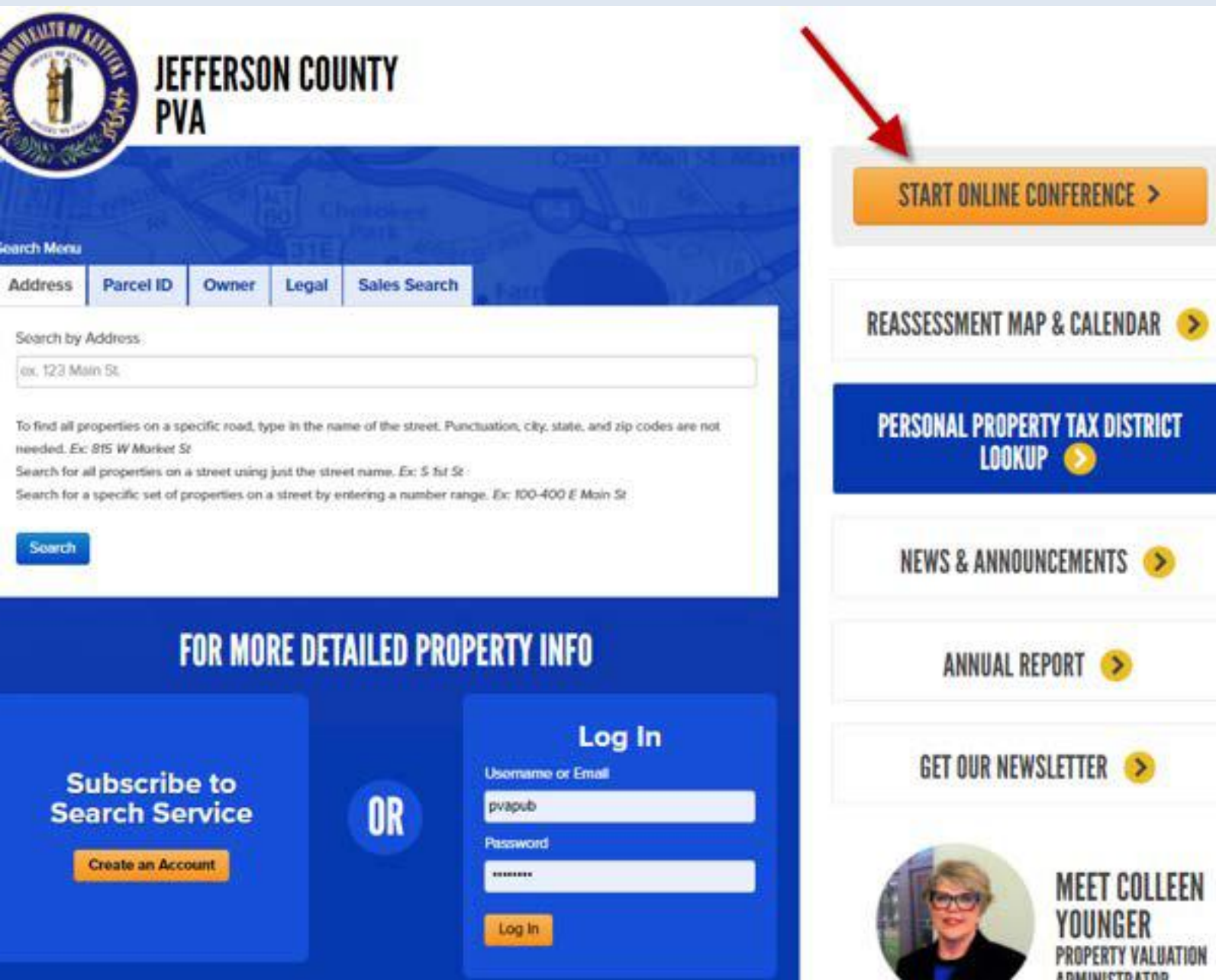
Updated, Easy-to-Use Online Conference Portal

Click

"Start Online Conference" at

www.jeffersonpva.ky.gov

April 26th at Noon to May 20th at 4pm



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
pvapub
Password
Log In

REASSESSMENT MAP & CALENDAR >

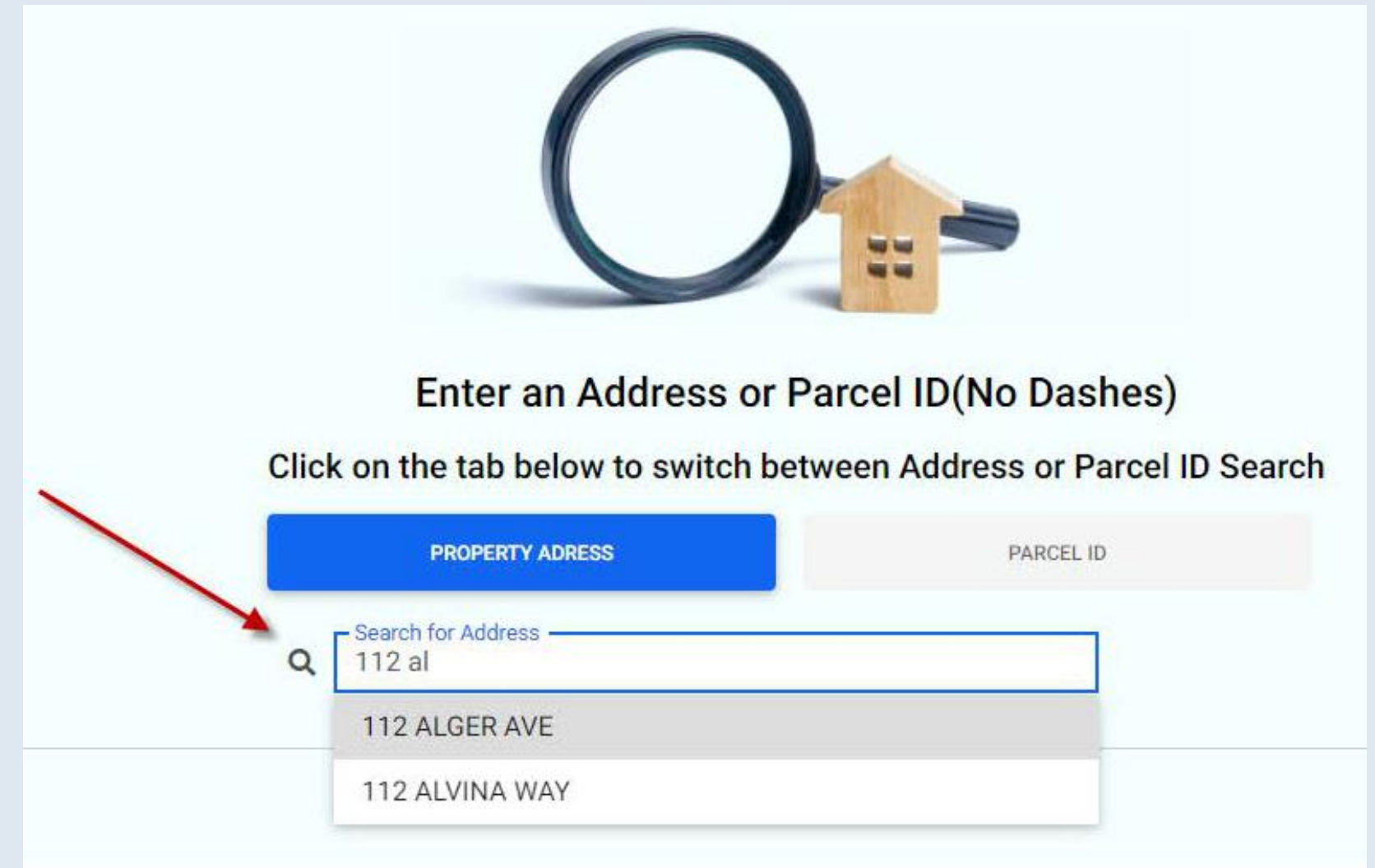
PERSONAL PROPERTY TAX DISTRICT LOOKUP >

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



Easiest on mobile devices!

Colleen Younger

Jefferson County Property
Valuation Administrator



Homestead Exemption

- Available to homeowners 65 or older, and those declared 100% disabled
- 2023-2024 Kentucky Homestead Exemption: \$46,350
- Only one exemption per household
- Must own and occupy the property as primary residence as of January 1
- **NEW:** apply at jeffersonpva.ky.gov on the “Online Portals” tab.
 - Easiest on mobile devices.

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

Main Number:
502-574-6380

Email:
PVA@jeffersonpva.ky.gov