

# Colleen Younger

Jefferson County Property  
Valuation Administrator





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## *Welcome!*

## **2025 Reassessment**

## **and**

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



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## 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?



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## 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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## 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



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## **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)*



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## April 25th:

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



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## How is my residential property assessed?

- Residential values are based on recent “fair arms-length” sales
- **Fair Comparisons:**
  - House Types: Only similar home types are compared
  - Renovated House Type
  - Comparisons within original plat boundaries



The seal of the Commonwealth of Kentucky is a circular emblem. It features a dark blue outer ring with the words "COMMONWEALTH OF KENTUCKY" in gold, serif, capital letters. Inside this ring is a white circle containing a gold wreath. Within the wreath, a man in a dark suit and a woman in a gold dress stand facing each other. Above them, the words "UNITED WE STAND" are written in dark blue, and below them, "DIVIDED WE FALL" is written in dark blue. The entire seal is set against a background of a building with large windows.



# **Residential Property - 2025 Reassessment**

- Approximately 72,000 residential parcels in Areas 5 & 6
  - Includes single family homes, duplexes, condos, and undeveloped/ vacant residential lots

- Includes areas in and around:**

<b><u>Area 5</u></b>	<b><u>Area 6</u></b>
<ul style="list-style-type: none"><li>• Hazelwood</li><li>• Iroquois Park</li><li>• Auburndale</li><li>• Fairdale</li></ul>	<ul style="list-style-type: none"><li>• Kosmosdale</li><li>• Jefferson Memorial Forest</li><li>• Prairie Village</li><li>• Hollyvilla</li></ul>
	<ul style="list-style-type: none"><li>• Lynnvview</li><li>• West Buechel</li><li>• Watterson Park</li><li>• Okolona</li></ul>
	<ul style="list-style-type: none"><li>• Hollow Creek</li><li>• Highview</li><li>• Heritage Creek</li></ul>

## Area 6

- Hazelwood
- Iroquois Park
- Auburndale
- Fairdale
- Kosmosdale
- Jefferson Memorial Forest
- Prairie Village
- Hollyvilla
- Lynnvview
- West Buechel
- Watterson Park
- Okolona
- Hollow Creek
- Highview
- Heritage Creek



# Residential Sales

Single family homes + duplexes  
July 2023 - Dec 2024

## Area 5:

Sales: 1366

Low: \$20,000

High: \$860,130

Median: \$215,000

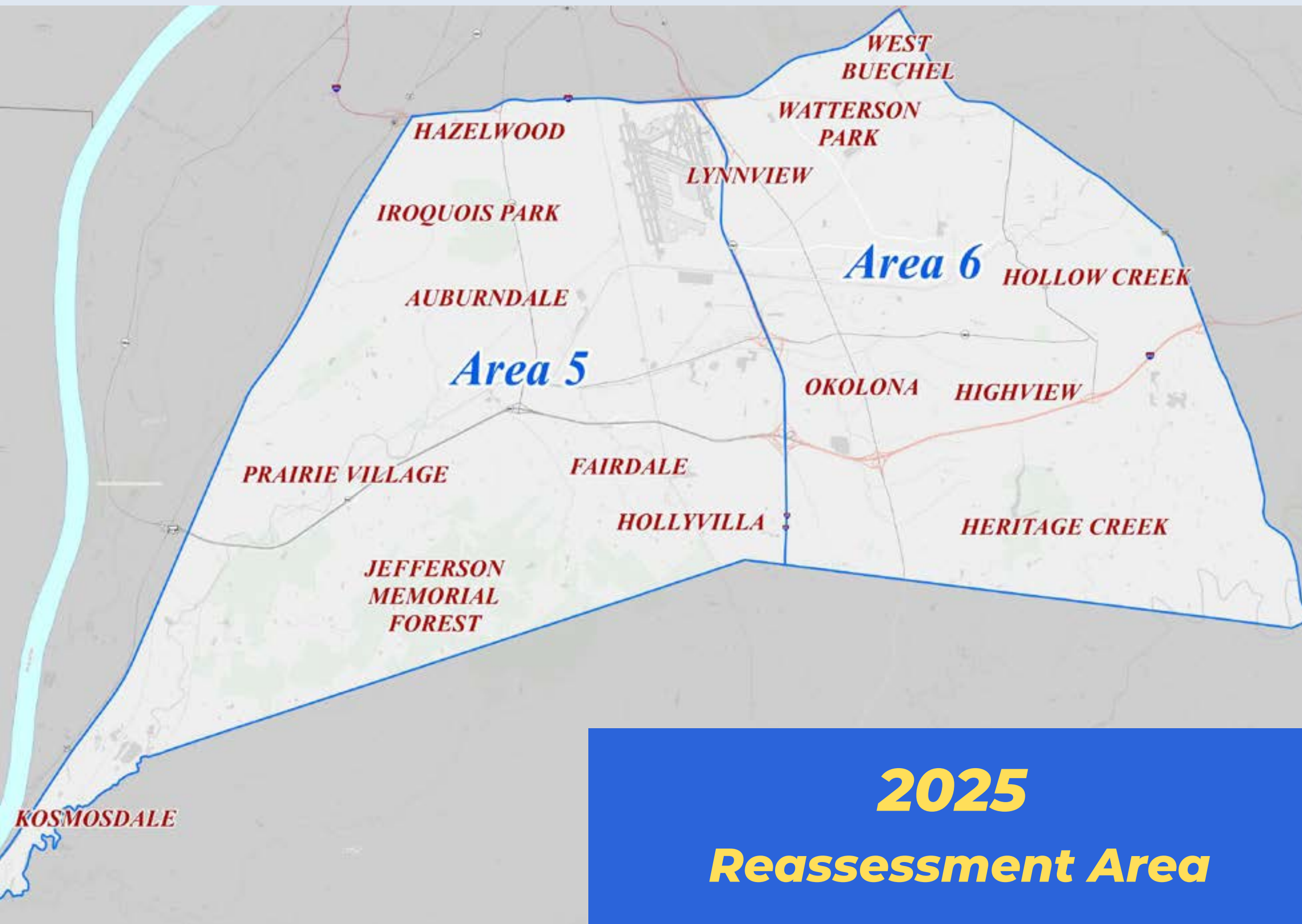
## Area 6:

Total Sales: 2194

Low: \$50,000

High: \$1,040,000

Median: \$260,000





# 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

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



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

**PROPERTY ADDRESS:** 4321 BELVEDERE DR

**PARCEL ID#:**  
000700070000

**2025 ASSESSED VALUE:**  
\$1,675,000

**HOMESTEAD EXEMPTION:**  
\$0

**2025 TAXABLE VALUE:**  
\$1,675,000



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

**IMPORTANT!** The assessed value  
of your property  
HAS CHANGED.

This notice indicates the assessed value  
of your property as of January 1, 2025.



To see your property  
characteristics, assessment history, and  
recent sales in your area, go to:  
[www.jeffersonpva.ky.gov/property/](http://www.jeffersonpva.ky.gov/property/)  
You will be prompted to log in or create a no-cost user account



## Back:

If you think the assessed value does not represent  
the fair market value of your property,  
**You Have the Right to Appeal.**

The "Online Conference" is the required first step  
of the appeal process, available beginning April 25th, 2025  
at Noon EDT, and closes May 19th, 2025 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 wish to appeal, use the Online Conference self-service tool at [jeffersonpva.ky.gov/conference](http://jeffersonpva.ky.gov/conference)

If you require in-person assistance, PVA staff will be available in our office and at the locations listed below:

Southwest and South Central Regional Library Branches

Opening Day: Friday April 25th, 12pm-4pm  
Weekdays: April 28th-May 19th, 9am-4pm

Evening Hours

Iroquois Library: May 7th, 5pm-7pm  
West Buechel City Hall: May 14th, 5pm-7pm

**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. Visit [jeffersonpva.ky.gov](http://jeffersonpva.ky.gov) and click on the "Online Conference & Appeals" tab for more info.

**Next Steps:** Online Conference results are typically returned 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

**Homestead Exemption:**

Turning 65+ in 2025 or fully disabled?  
You may qualify for a discount of up to \$49,100 off  
the taxable value of your home.

For more info and to apply online, visit:  
[www.jeffersonpva.ky.gov](http://www.jeffersonpva.ky.gov)

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



# Detailed Property Record

2025 Assessment Values will post April 25 at noon on [jeffersonpva.ky.gov](http://jeffersonpva.ky.gov)

**NEW:** You will now be prompted to create a no-cost user account and password

## 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



📍 Street View

📍 View in Maps

🖨️ Print

🏠 View Neighborhood Sales List

Area Type	Gross Area	Finished Area
Main Unit	-	1,271

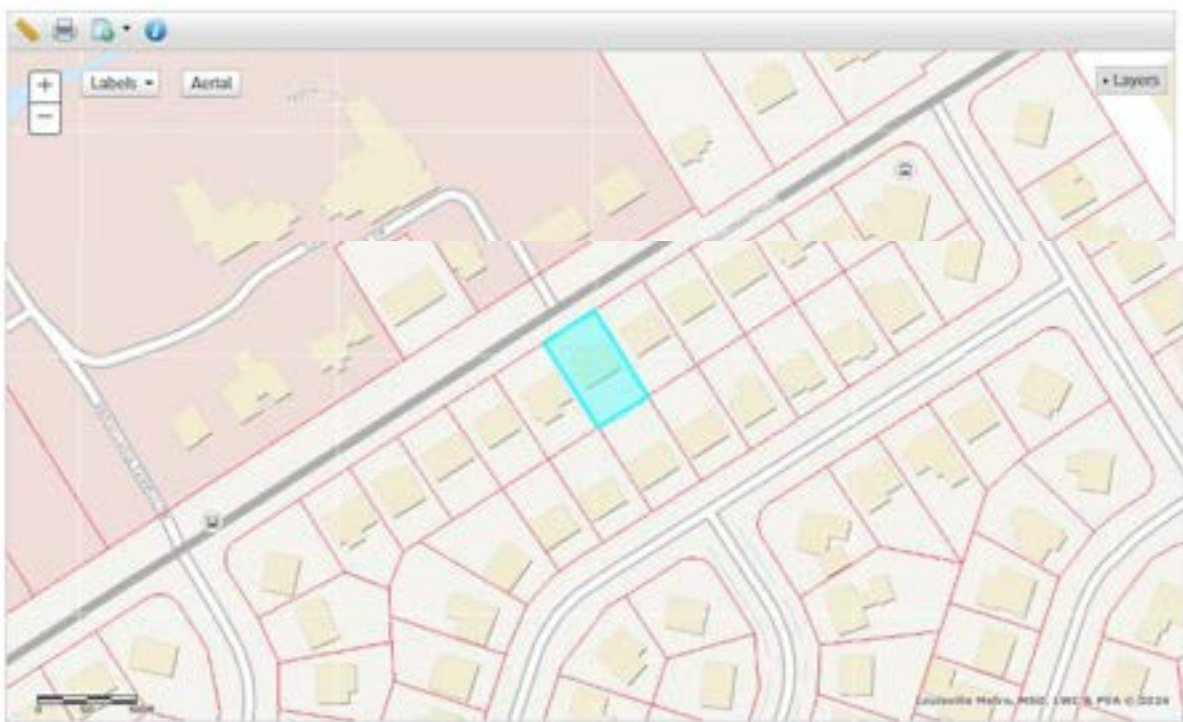
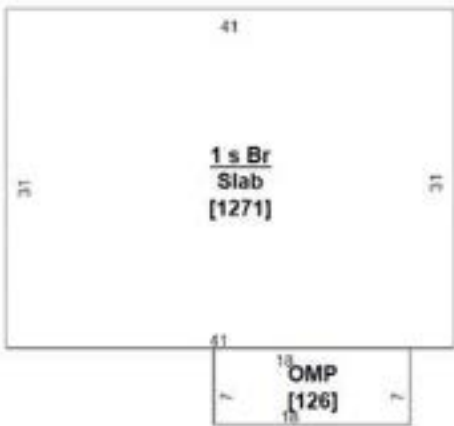
### Property Details

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 1.00  
Full Bathrooms 1  
Half Bathrooms 0

### Photos



### Property Sketch



### Sales History

Deed Book/Page	Price	Date	Previous Owner
<a href="#">9876 54321</a>	\$891,020	05/24/2001	I.E. Sample
<a href="#">9876 54320</a>	\$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 and click "View Neighborhood Sales List"

Note: only similar home types are used for comparison

 **PVA**

Home / Property Search / Property Details

[← Back to Search Results](#)

[« Previous Property](#) 1/3 [Next Property »](#)

# 123 Anystreet Lane

Mailing Address123 Anystreet Lane, Louisville, KY 40216

OwnerSally and Sam Sample

Parcel ID101406170031

Assessed Value\$142,500

Approximate Acreage0.2056


Property Class510 RES 1 FAMILY DWELLING

Deed Book/Page12345 678

District Number500009

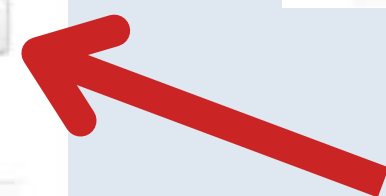
Old District25

Fire DistrictPLEASURE 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



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## Online Conference Tool:

- **Available April 25th at 12pm to May 19th 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**
  - 95%+ appeals submitted using online self service at [www.jeffersonpva.ky.gov](http://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)



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## Online Conference: In-Person Assistance

### Library Branches

- **Opening Day Friday April 25:**
  - both locations listed below, noon - 4pm
- **South Central Regional Library:**
  - Weekdays April 28 - May 19 9am - 4pm
- **Southwest Regional Library:**
  - Weekdays April 28 - May 19 9am - 4pm

### NEW: Evening Assistance Events

- **Iroquois Library:**
  - Wednesday May 7, 5pm-7pm
- **West Buechel City Hall**
  - Wednesday May 14, 5pm-7pm

### PVA Office-815 W Market St, suite 400

- Weekdays April 25-May 19, 8am-4pm
- Saturdays May 10 & 17, 9am-1pm
- Appointments: 502-574-6224



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## Online Conference Assistance

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

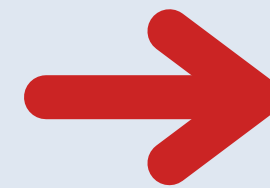
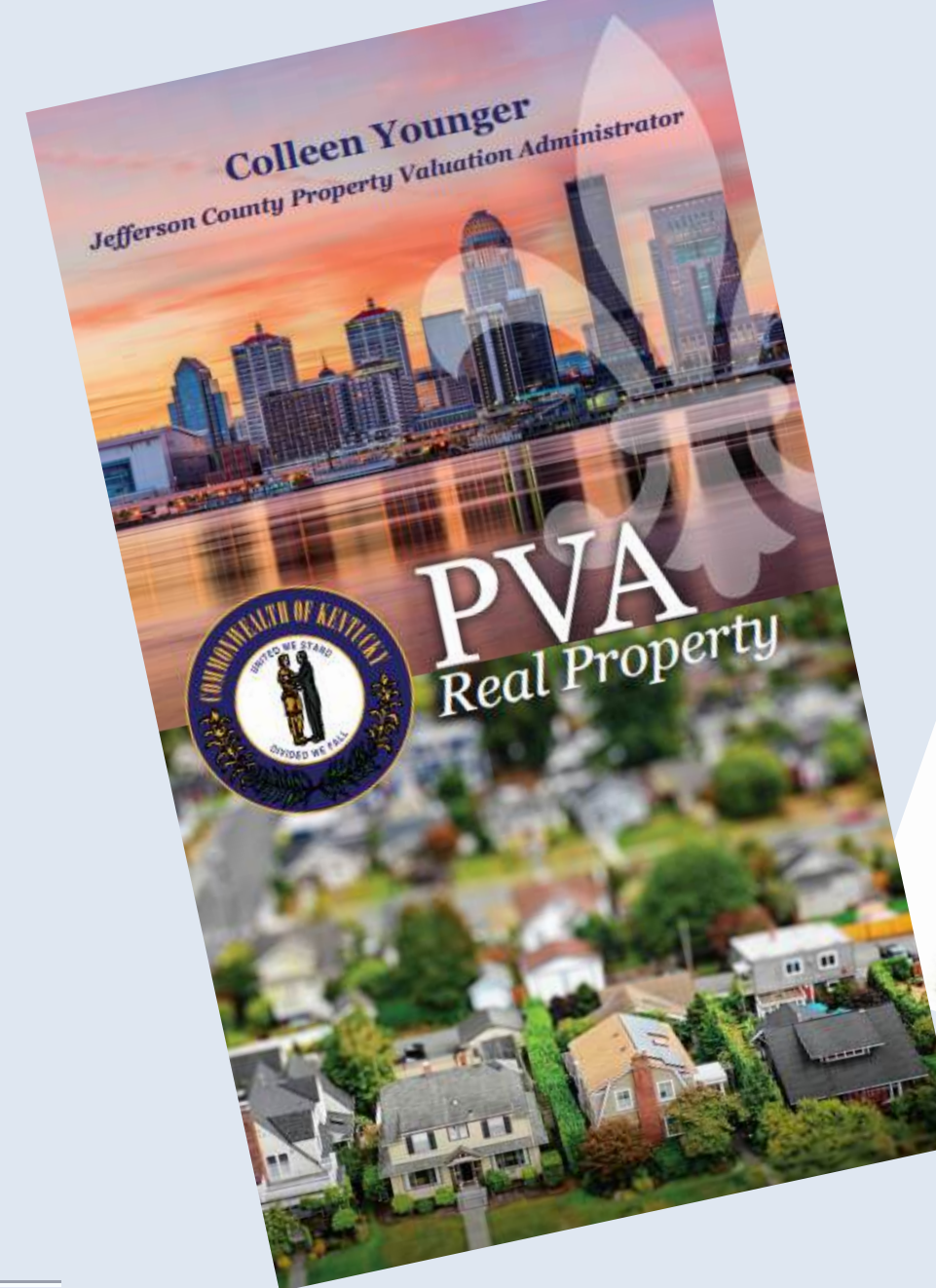
- Starting April 25th, call 502-574-6224 to schedule a teleconference appointment

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



# **Prepare your Documentation:** ***Appeal Tips & Detailed Info***

**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)





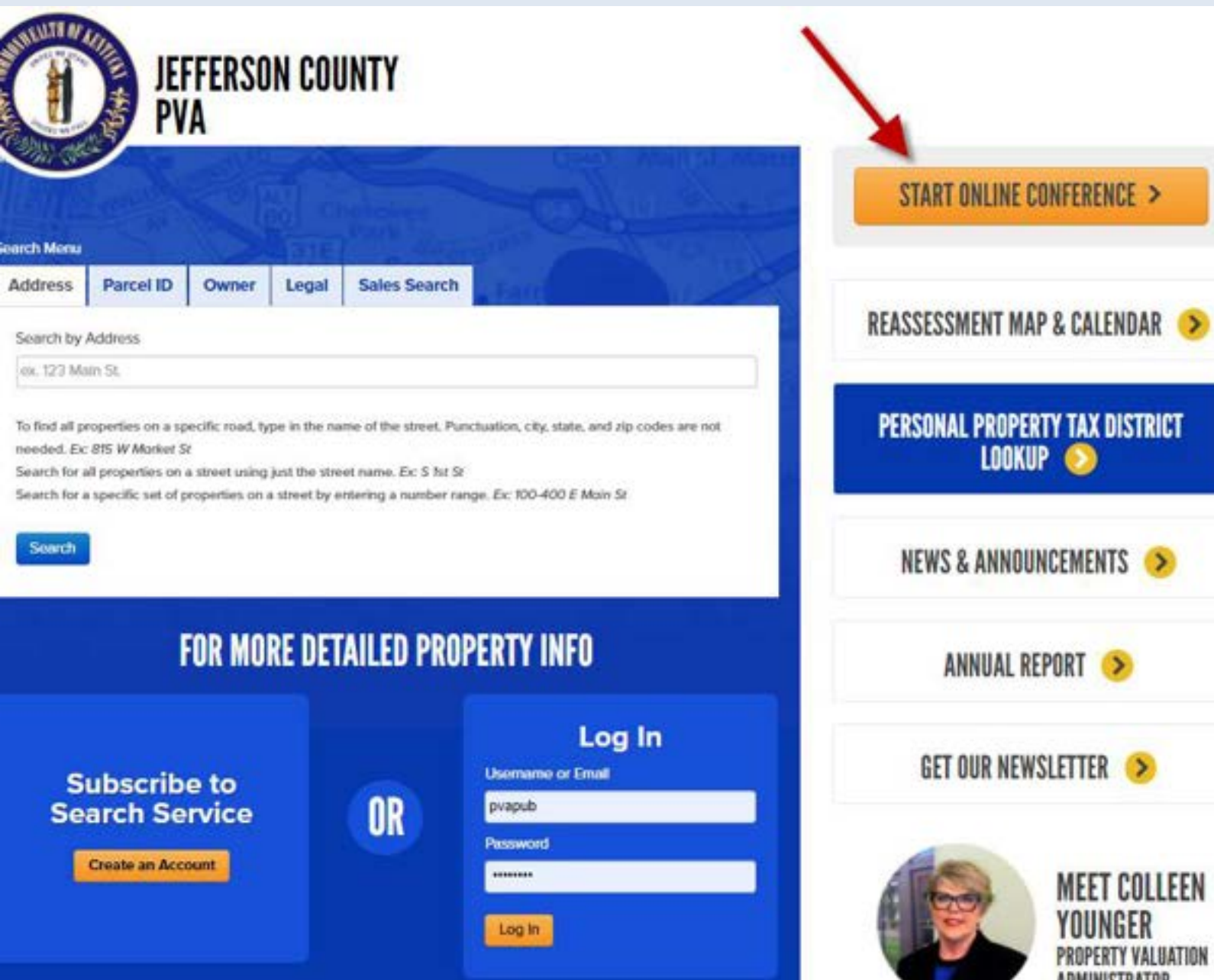
# Updated, Easy-to-Use Online Conference Portal

Click

**"Start Online Conference" at**

**www.jeffersonpva.ky.gov**

**April 25th at Noon to May 19th 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

START ONLINE CONFERENCE >

REASSESSMENT MAP & CALENDAR >

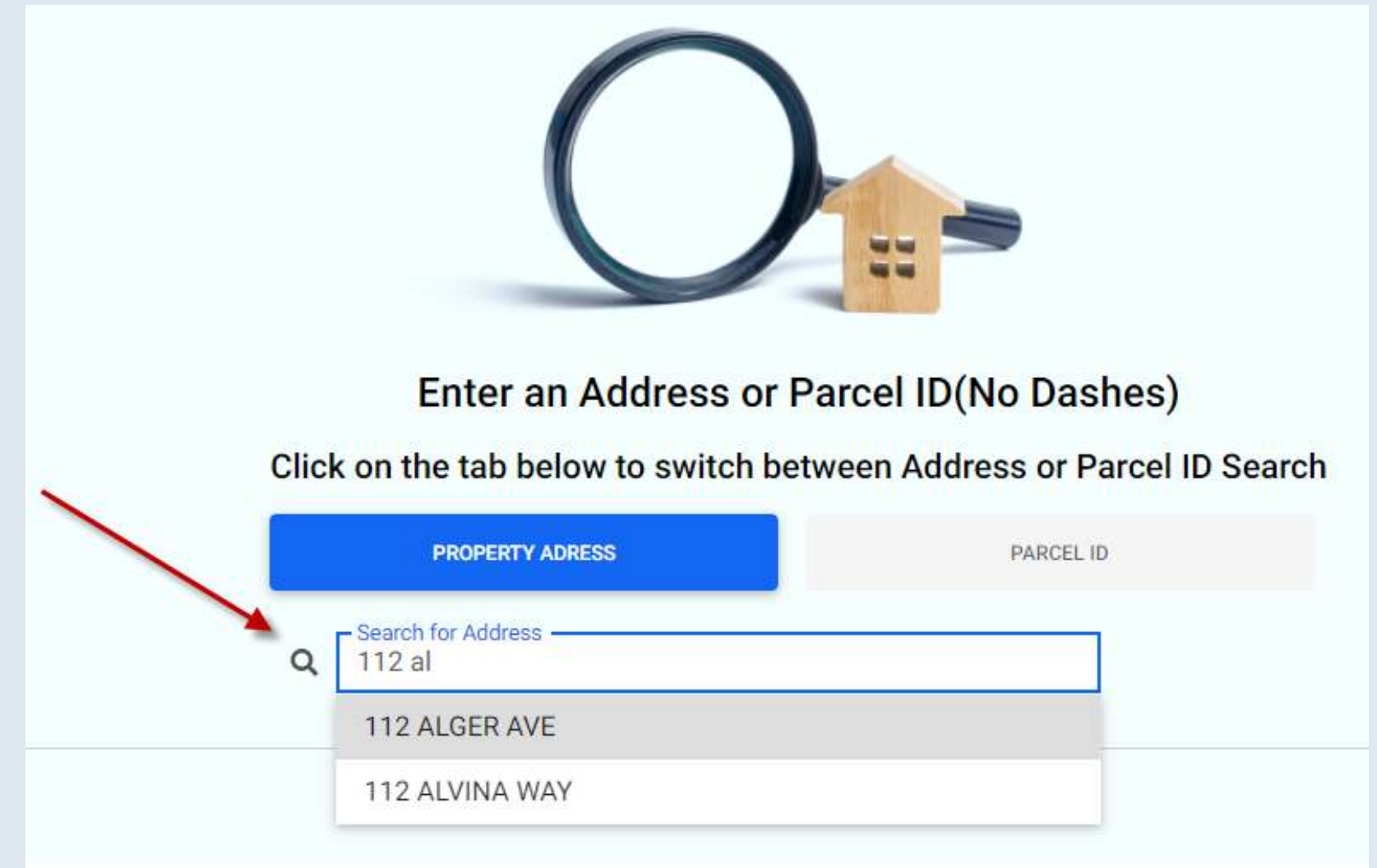
PERSONAL PROPERTY TAX DISTRICT LOOKUP >

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



**Easiest on mobile devices!**



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## Homestead Exemption

- Available to homeowners 65 or older, and those declared 100% disabled
- 2025-2026 Kentucky Homestead Exemption: \$49,100
- Only one exemption per household
- Must own and occupy the property as primary residence as of January 1
- **NEW:** apply at [jeffersonpva.ky.gov](http://jeffersonpva.ky.gov) on the “Online Portals” tab.
  - Easiest on mobile devices.



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## 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



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## 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)**



**[JEFFERSONPVA.KY.GOV](http://JEFFERSONPVA.KY.GOV)**



**[FACEBOOK.COM/JEFFERSONPVA](https://www.facebook.com/JEFFERSONPVA)**



**<https://bit.ly/4iKiKjn>**



**[YOUTUBE.COM/@JEFFERONCOUNTYPVAKY](https://www.youtube.com/@JEFFERONCOUNTYPVAKY)**



**Optional supplemental slides follow**



# Online Conference Form

Jefferson County PVA   Home Page   Check Conference Status   Help

Owner Information

Current Owner

Joe and Jane Sample

CHANGE MAILING ADDRESS

Mailing Address

123 Anystreet Ln

Mailing Address 2

N/A

City

LOUISVILLE

State

KY

Postal Code

40217-1536

Phone number input

502-555-5555

☐ I would like to receive text message updates on my PVA Online Conference (note: message and data rates may apply)

Email

Sample@sample.com

Updates and Online Conference results will be sent to this email address.

Properties Characteristic

R01

House Type

SINGLE FAMILY

Year Built

1923

Exterior Wall

Stories

1.5

Full Baths

1

Half Bath

RESET TO ORIGINAL

Opinion of Value

PVA Assessment Value

\$165,910

Your Opinion of Value

\$160,000

Enter your opinion of value

Supporting Comments

Please provide comments that support your opinion of the value of your property in the box below:

Comments

Please see uploaded files for photos of outdated kitchen and bathrooms, roof damage and estimates for repair.

Enter comments to support your opinion of value and/or explain the documentation you will provide

Supporting Documentation

Please provide supporting documentation regarding your property (i.e photos, insurance policies, appraisals). If you are using recent sales transactions to support your opinion, please download and complete form below:

1. Residential Property Comparison Worksheet

2. Residential Property Comparison Worksheet (Excel)

3. Commercial Property Comparison Worksheet

4. Commercial Property Comparison Worksheet (Excel)

5. Commercial Income and Expense Worksheet

6. Commercial Income and Expense Worksheet (Excel)

☐ I will Mail/Walk-in Document(s)

☒ I will Upload Supporting Document(s)

Choose how you will provide supporting documentation

INSTRUCTIONS

1. Choose your document type from the drop down menu.

2. Click on Choose File, select your file(s). If multiple files are selected they should be the same document type.

Repeat these steps until you have uploaded all desired files.

UPLOAD DOCUMENT(S)

1. Select document type

Select Document Type

Pictures

2. Select your file(s) (If you select multiple files they should be the same document type).

We accepted images file (.jpg, .png, .jpeg), .pdf and microsoft office document (.doc, .xls, .xlsx)

Choose Files

No file chosen

If you choose to upload: select files, photos, or activate camera on mobile device

UPLOADED DOCUMENT LIST

File Name	Document Type
No Files	

Then continue to review, type your signature, and complete your submission

GO BACK

CONTINUE



### Market Area 5

- \$20,000 - \$170,000
- \$170,000 - \$245,000
- \$245,000 - \$380,000
- \$380,000 - \$860,130

