

Colleen Younger

Jefferson County Property
Valuation Administrator



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Welcome!

2026 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 24th:

- 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

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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

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Residential Property - 2026 Reassessment

- Approximately 54,500 residential parcels in Areas 8 & 9
 - Includes single family homes, duplexes, condos, and undeveloped/ vacant residential lots

Includes areas in and around:

Area 8

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

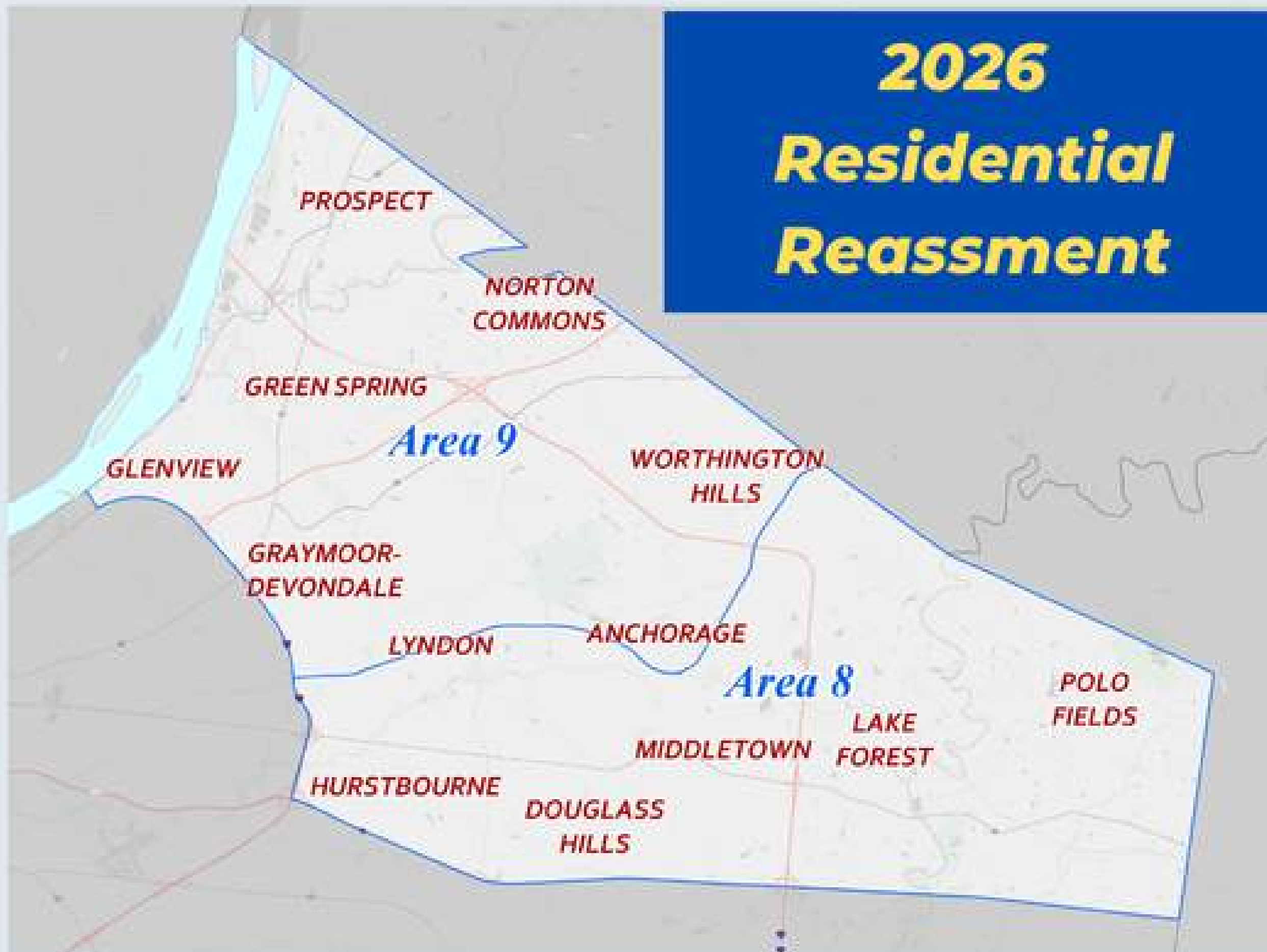
Area 9

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

Residential Sales

Single family homes + duplexes
July 2024 - Dec 2025

2026 Residential Reassessment



Area 8:

Sales: 1,527

Low: \$149,870

High: \$2.85 million

Median: \$475,000

Area 9:

Total Sales: 1,459

Low: \$131,000

High: \$3.67 million

Median: \$463,990

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:



The front of the postcard features a header with a city skyline and a 'FIRST CLASS PAID' stamp. On the left is a portrait of Colleen Younger, Jefferson County Property Valuation Administrator. The main body contains property details, a photo of a house, and a red 'IMPORTANT!' box. At the bottom, there is a QR code and a website link.

Colleen Younger
Jefferson County
Property Valuation Administrator

Glasgow Building | 1125 W. Market St., Suite 400 | Louisville, KY 40203-0754

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.

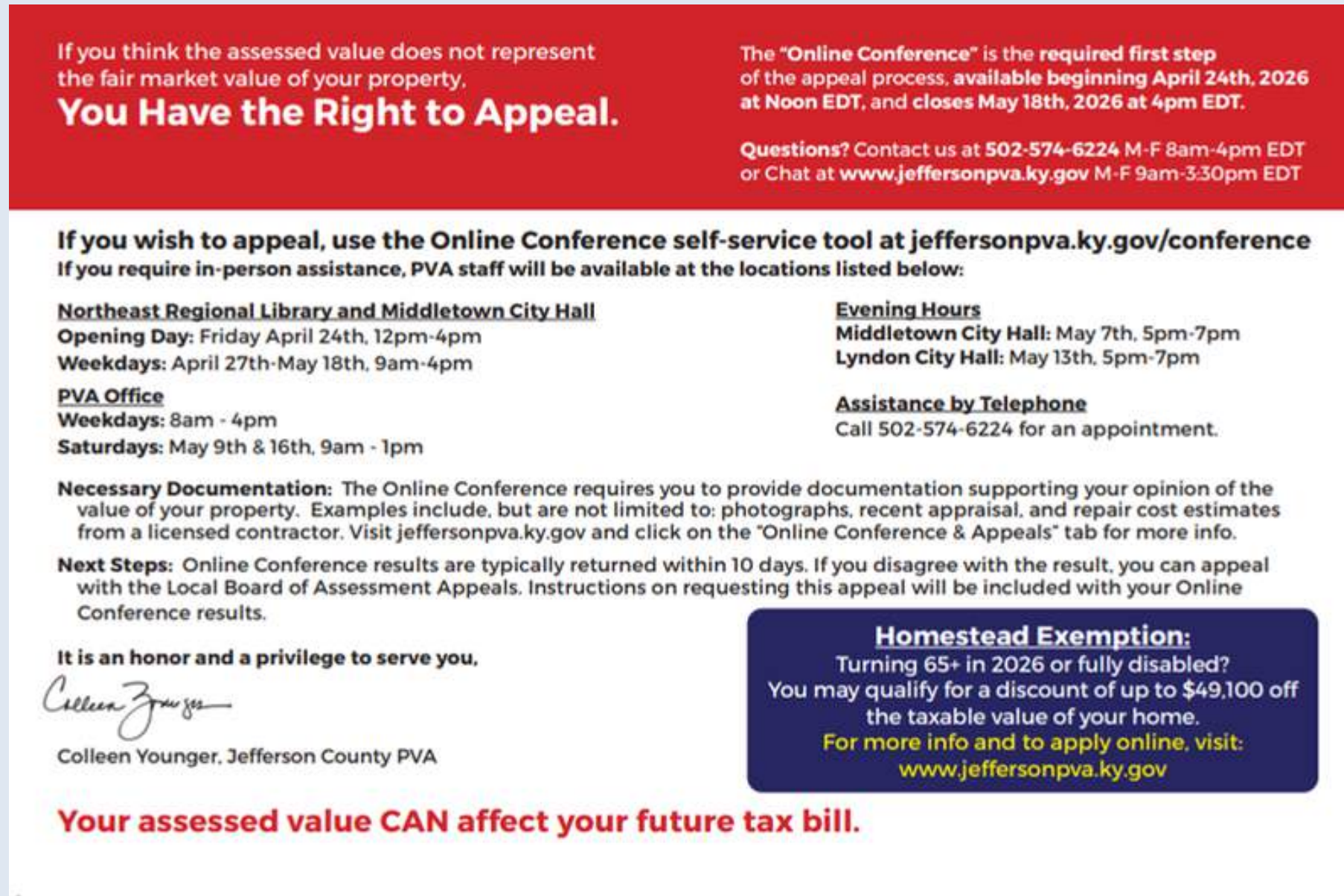
To see your property characteristics, assessment history, and recent sales in your area, go to www.jeffersonpva.ky.gov/property/10033440/

IMPORTANT! The assessed value of your property HAS CHANGED.

This notice indicates the assessed value of your property as of January 1, 2026.

POST
FIRST CLASS
US POSTAGE
PAID
LOUISVILLE, KY
PERMIT NO. 326

Back:



The back of the postcard has a red header with the text 'You Have the Right to Appeal.' and 'If you think the assessed value does not represent the fair market value of your property.' Below this is information about the 'Online Conference' and contact details. A blue box at the bottom right highlights the 'Homestead Exemption'.

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 24th, 2026 at Noon EDT, and closes May 18th, 2026 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 wish to appeal, use the Online Conference self-service tool at jeffersonpva.ky.gov/conference
If you require in-person assistance, PVA staff will be available at the locations listed below:

Northeast Regional Library and Middletown City Hall
Opening Day: Friday April 24th, 12pm-4pm
Weekdays: April 27th-May 18th, 9am-4pm

PVA Office
Weekdays: 8am - 4pm
Saturdays: May 9th & 16th, 9am - 1pm

Evening Hours
Middletown City Hall: May 7th, 5pm-7pm
Lyndon City Hall: May 13th, 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 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
Colleen Younger, Jefferson County PVA

Homestead Exemption:
Turning 65+ in 2026 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

Your assessed value CAN affect your future tax bill.

Detailed Property Record

2026 Assessment Values will post April 24 at noon on 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

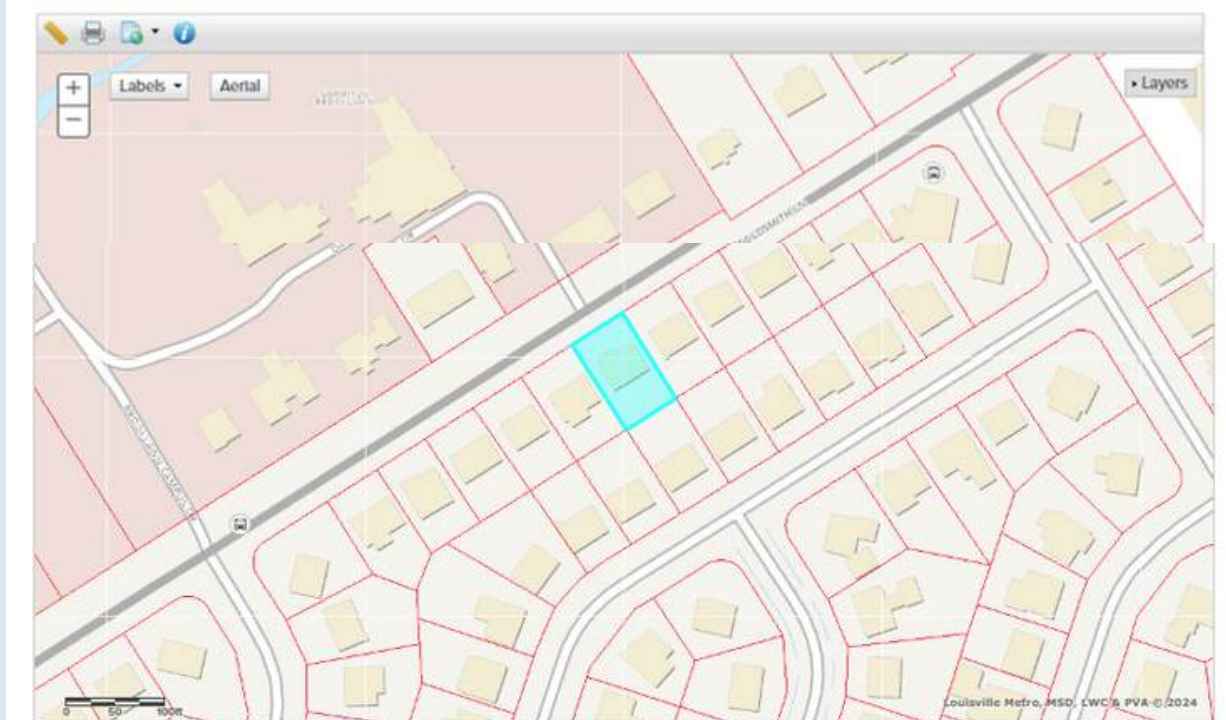
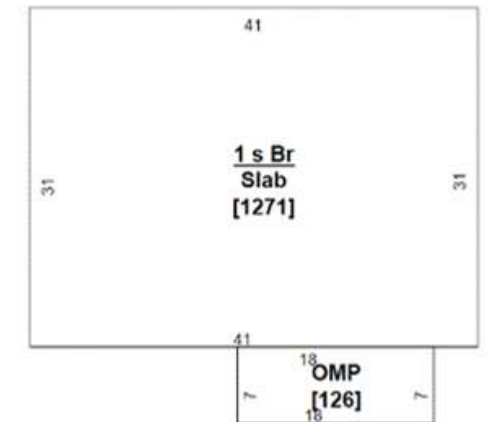
Property Details

Type 1: SINGLE FAMILY
 Year Built 1956
 Exterior Wall BV BRICK VENEER
 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
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	\$59,100	\$78,100	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 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 Anystre**

	Address / Owner ↕	Sales Price
	234 Anystreet Lane	\$142,500 02/22/202
	125 Somestreet Road	\$152,000 08/02/202
	237 Doe Drive	\$200,000 02/22/202

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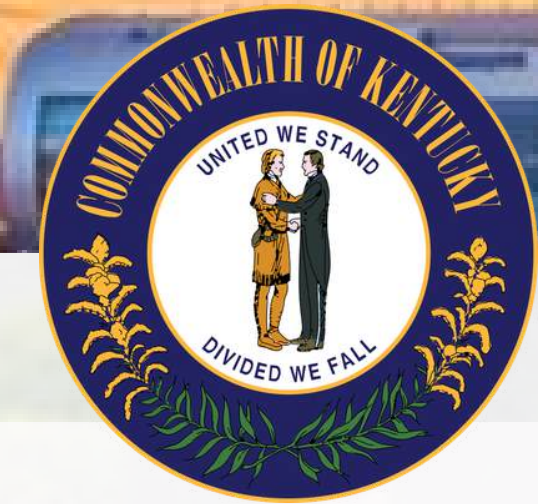
Online Conference Tool:

- **Available April 24th at 12pm to May 18th at 4pm**
 - Appeal submissions must be completed during this time
 - Dept. of Revenue granted our request to increase the window from 13 days to 25
- **Online self-service**
 - 95%+ appeals submitted using online self service 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)

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Online Conference: In-Person Assistance

Weekdays in the Community:

- **Opening Day:** Friday April 24, noon - 4pm
- **Weekdays:** April 27 - May 18, 9am - 4pm

Northeast Regional Library

Middletown City Hall

NEW: Evening Assistance Events

- **Middletown City Hall:**
 - Thursday May 7, 5pm-7pm
- **Lyndon City Hall:**
 - Wednesday May 13, 5pm-7pm

PVA Office-815 W Market St, suite 400

- Weekdays April 24-May 18, 8am-4pm
- Saturdays May 9 & 16, 9am-1pm
- Telephone Assistance: 502-574-6224

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Online Conference Assistance

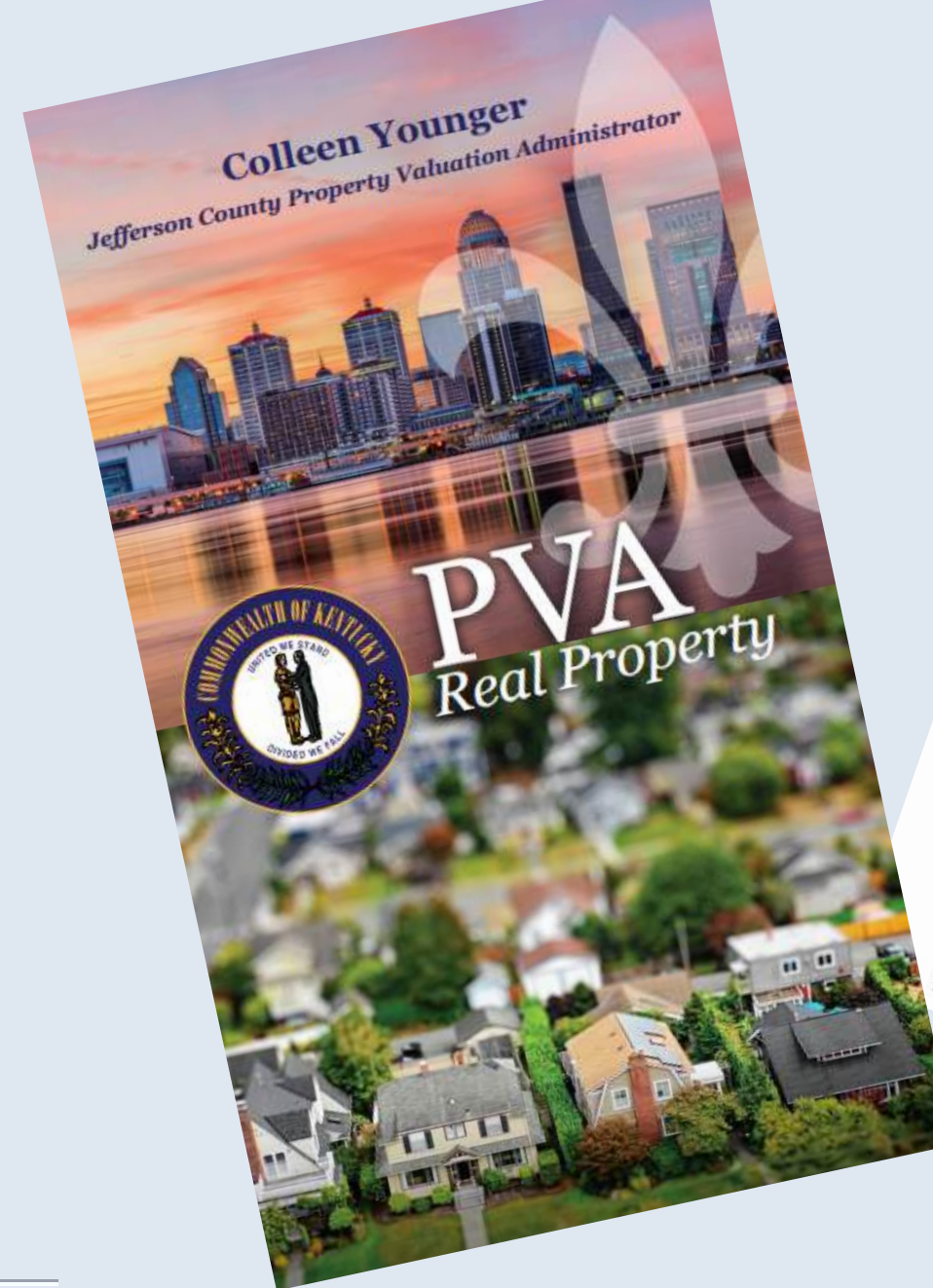
Telephone Conferences with PVA Staff: Is access to technology and limited mobility or quarantine status an issue for you?

- Starting April 24th, 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



During that time, if you think your assessment does not represent the fair market value as of January 1, by law, you have a right to appeal with the Jefferson County PVA by participating in the Annual Assessment Conference process. Property owners do not need to receive an assessment notice to file an appeal, you can appeal the current year's assessment during each annual Conference window.

For more information, click the links below:

[Online Conference, Documentation, and Appeal Info and Resources](#)

[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)

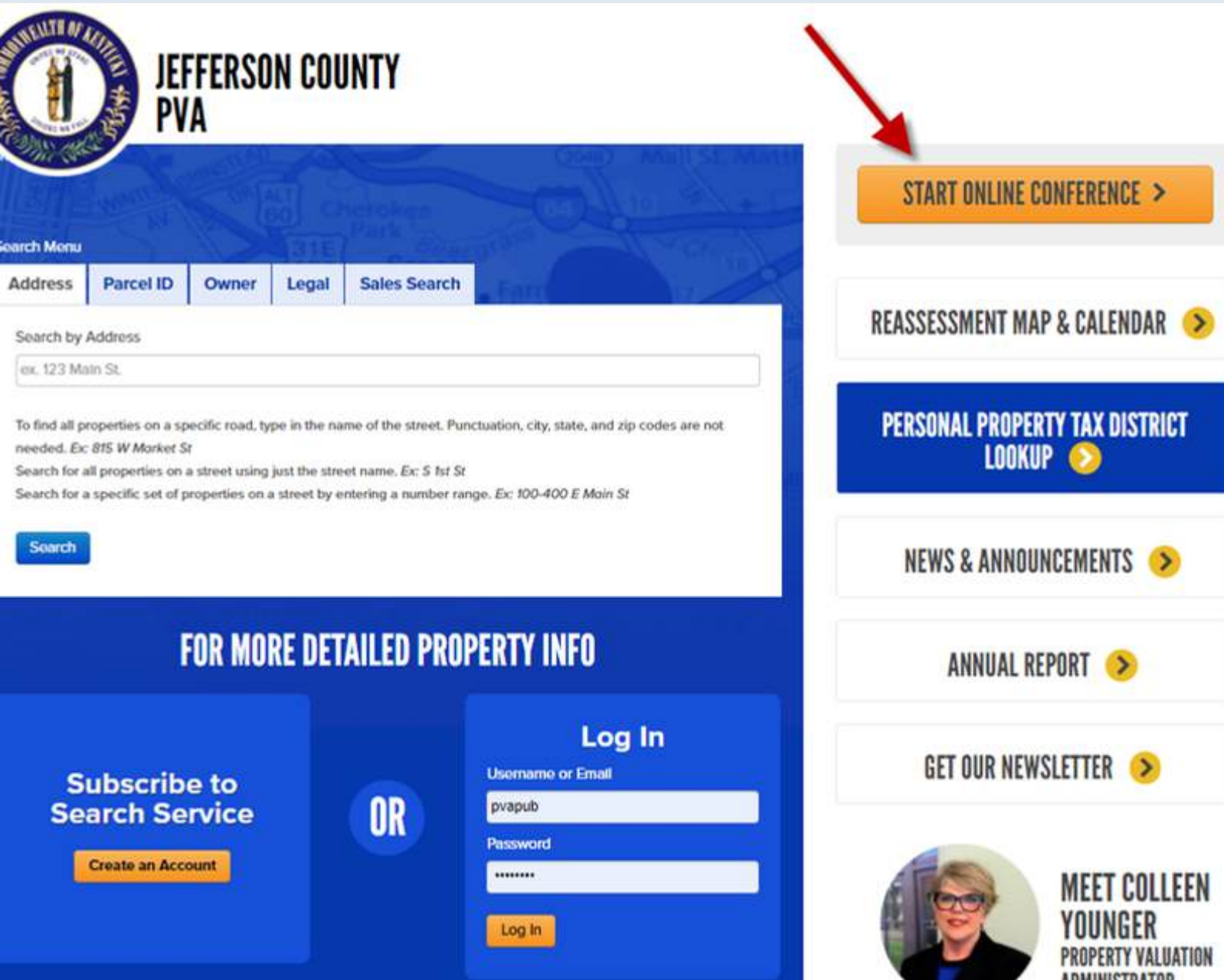


Updated, Easy-to-Use Online Conference Portal

Click

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

April 24th at Noon to May 18th 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 >

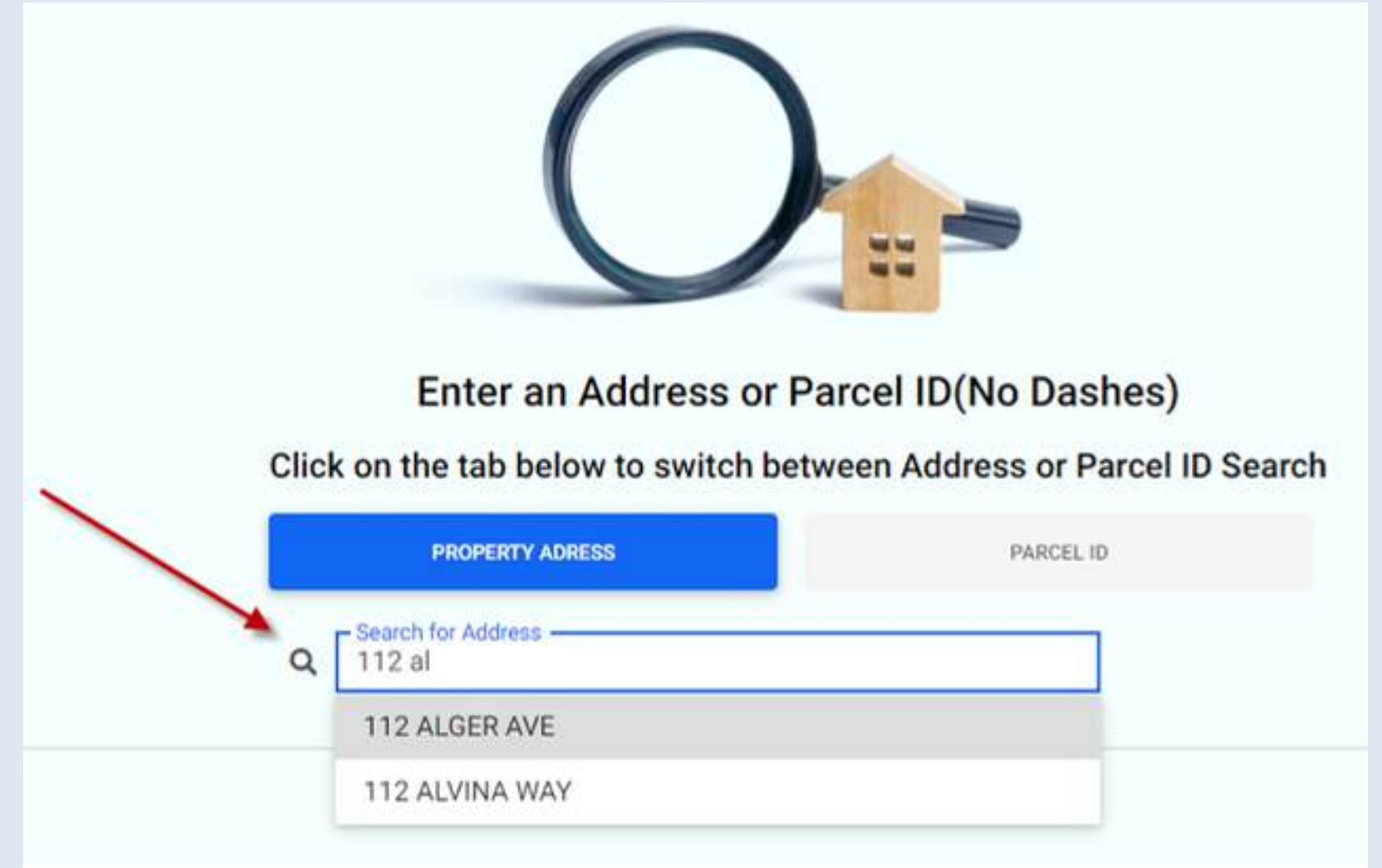
PERSONAL PROPERTY TAX DISTRICT LOOKUP >

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 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

Main Number:

502-574-6380

Email:

PVA@jeffersonpva.ky.gov



JEFFERSONPVA.KY.GOV



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



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



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