

# Colleen Younger

Jefferson County Property  
Valuation Administrator





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*Welcome!*

**2024 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 26th:**

- 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
- House Types: Only similar home types are compared
- Fairer Comparisons:
  - Renovated House Type
  - Since 2015: original plat boundaries



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## 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

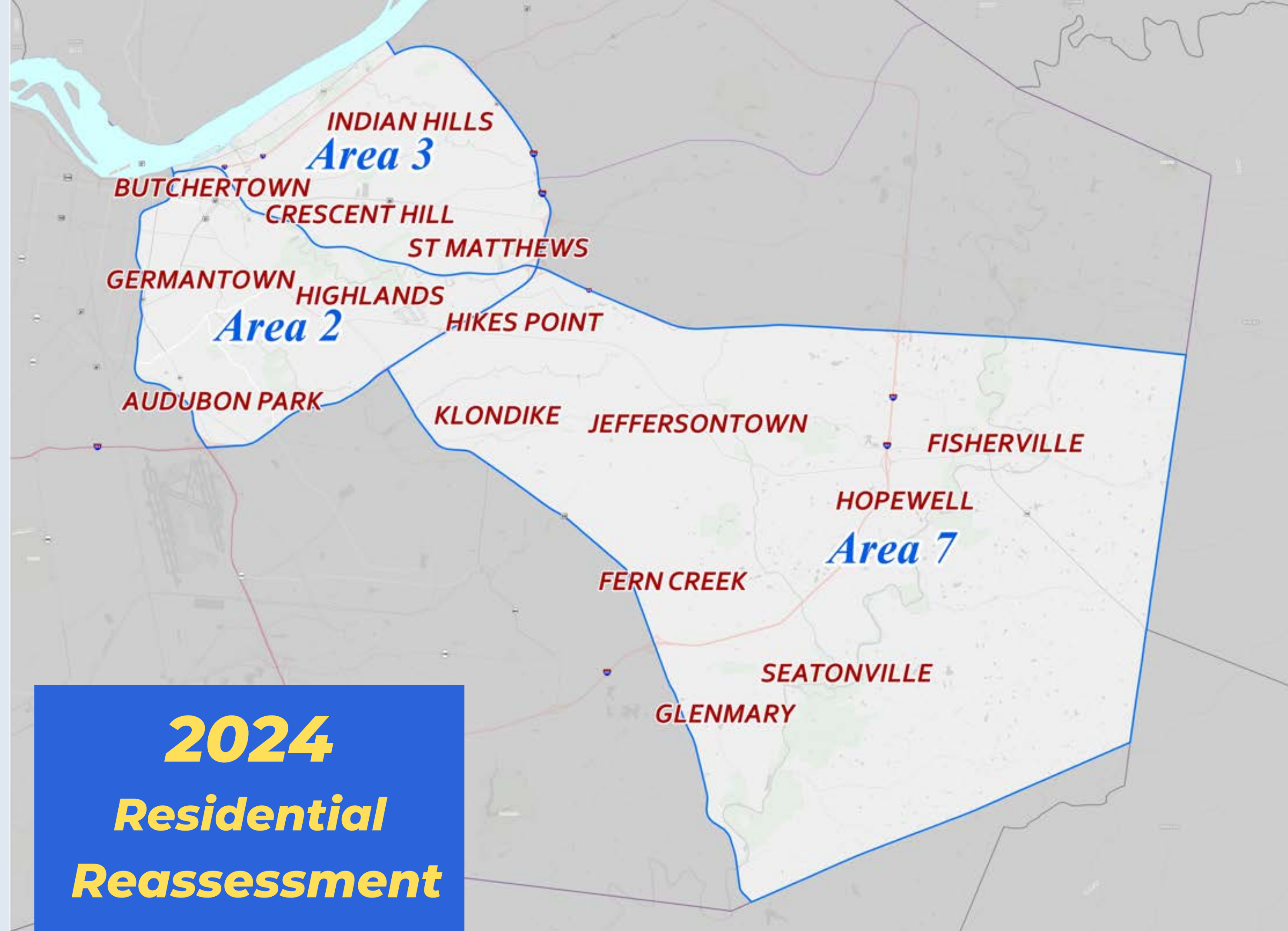
#### Area 3

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

#### Area 7

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





**INDIAN HILLS**  
*Area 3*

**BUTCHERTOWN**  
**CRESCENT HILL**  
**ST MATTHEWS**  
**GERMANTOWN**  
**HIGHLANDS**  
*Area 2*  
**HIKES POINT**

**AUDUBON PARK**

**KLONDIKE** **JEFFERSONTOWN** **FISHERVILLE**

**HOPEWELL**  
*Area 7*

**FERN CREEK**

**SEATONVILLE**  
**GLENMARY**

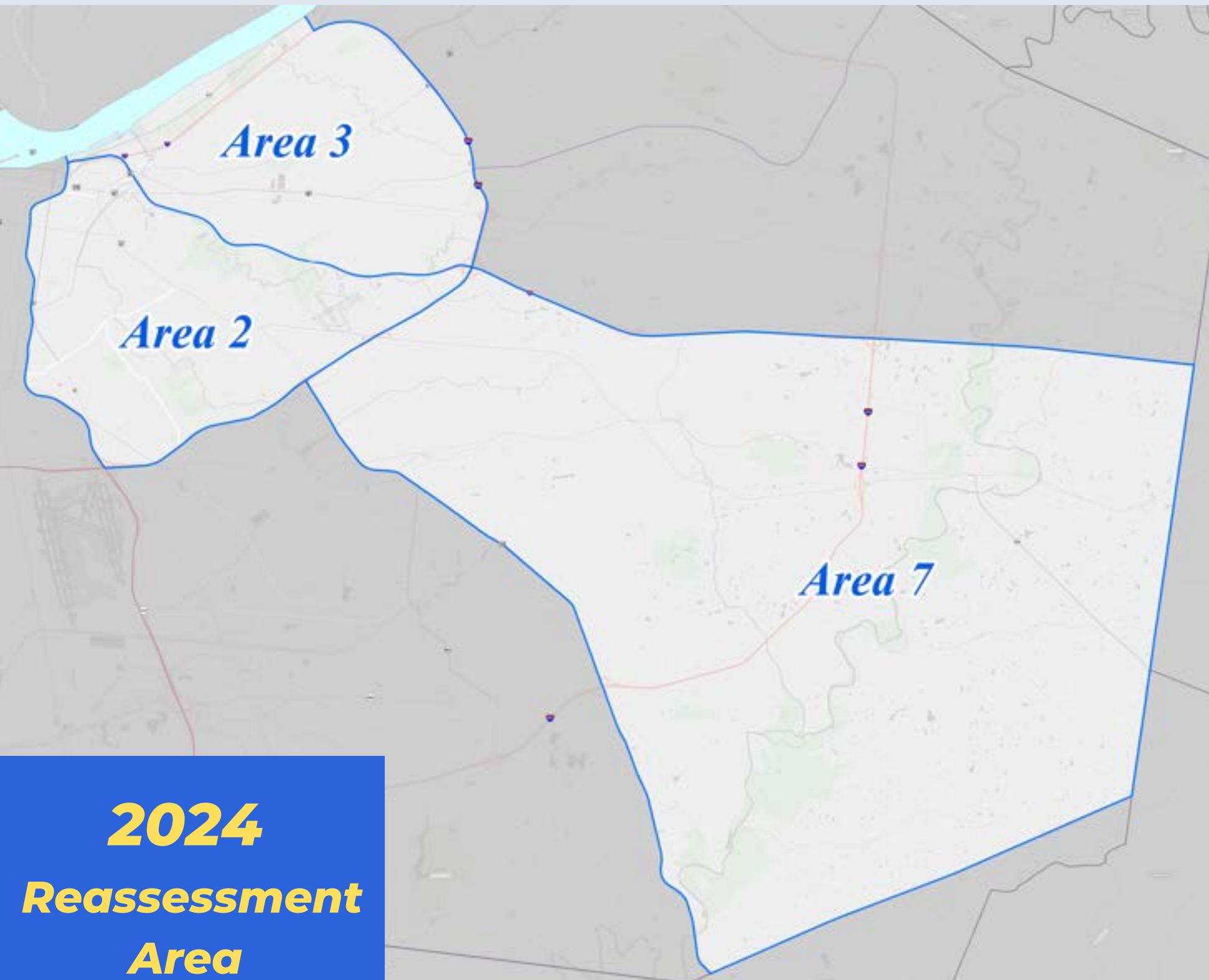
**2024**  
**Residential**  
**Reassessment**



# 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***

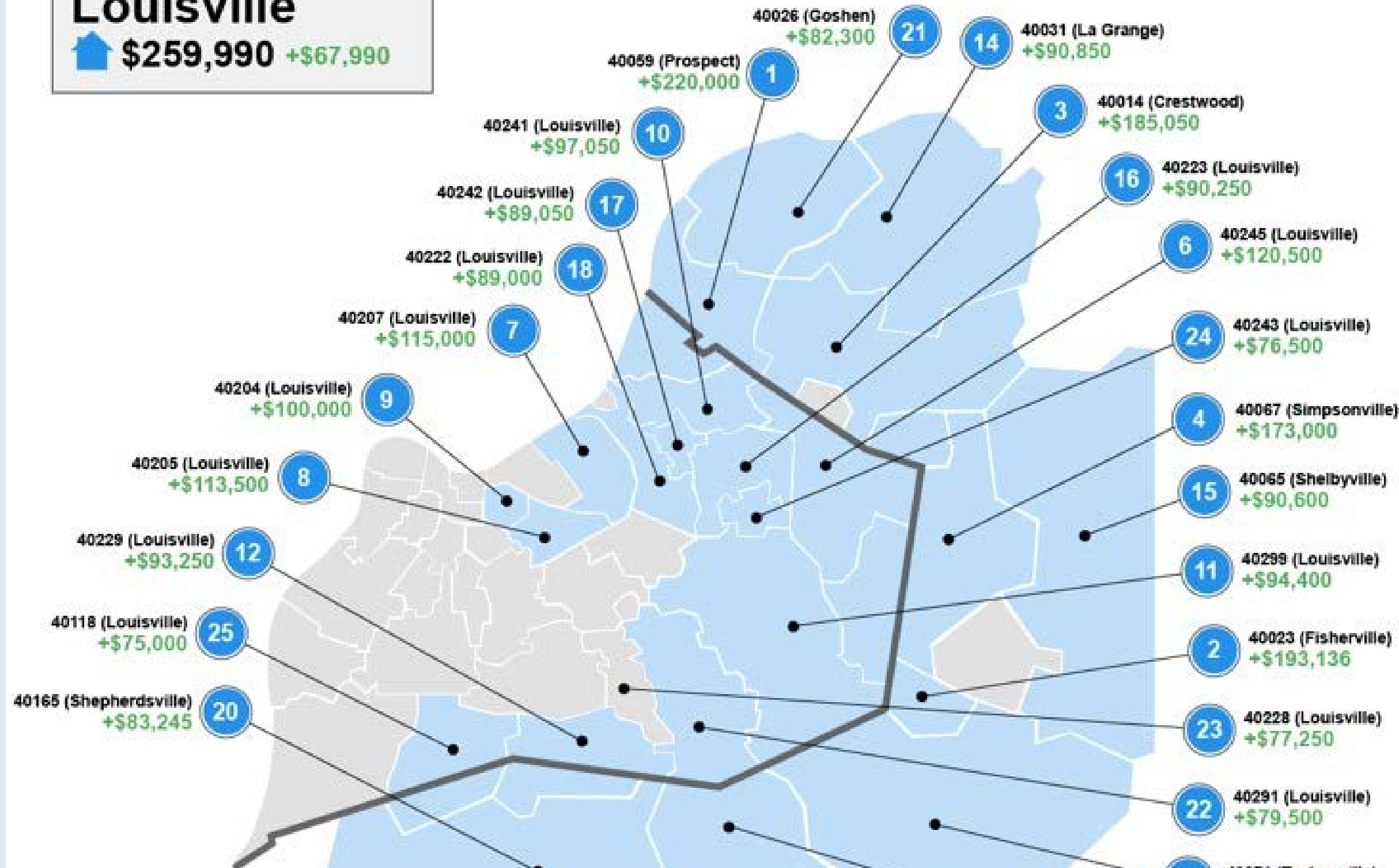
# Greater Louisville Area Home Prices *by ZIP CODE*

*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**



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## 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/](http://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](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 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](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:

**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](http://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

Land Value \$25,000

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.

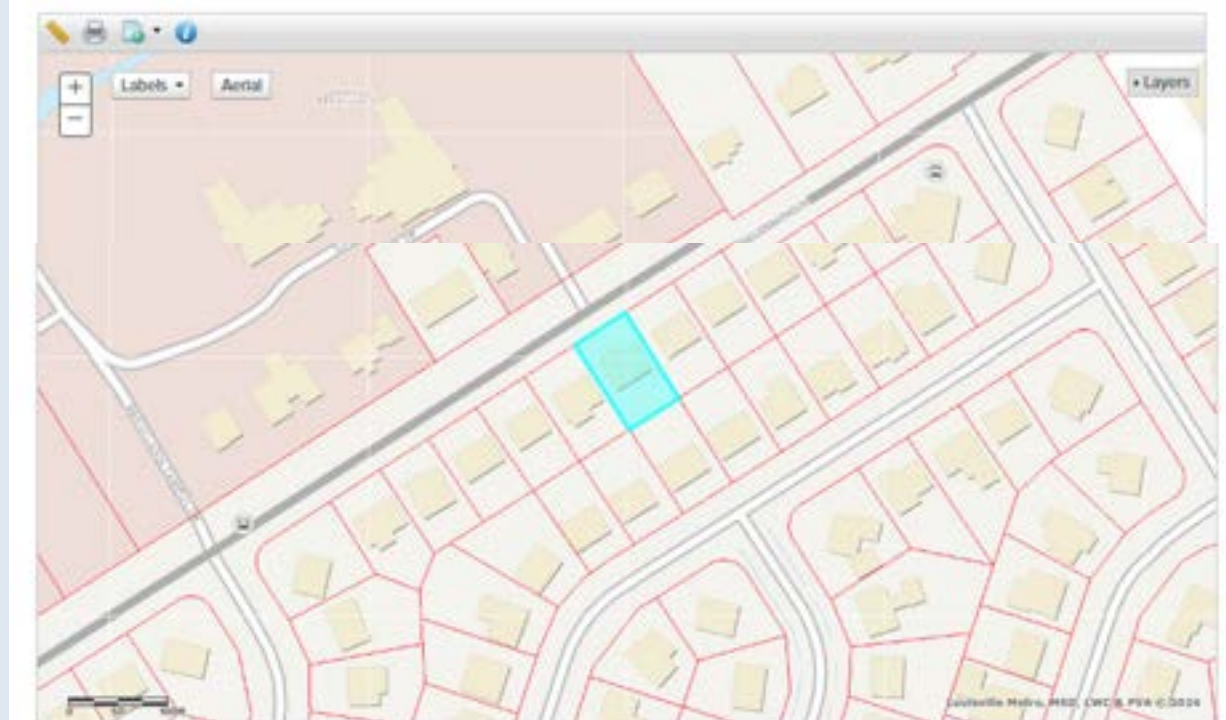
### Property Details

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 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	\$188,900	\$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
 <b>234 Anystreet Lane</b>	<b>\$142,500</b> 02/22/2021
 <b>125 Somestreet Road</b>	<b>\$152,000</b> 08/02/2022
 <b>237 Doe Drive</b>	<b>\$200,000</b> 02/22/2022



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## 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](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 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



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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?

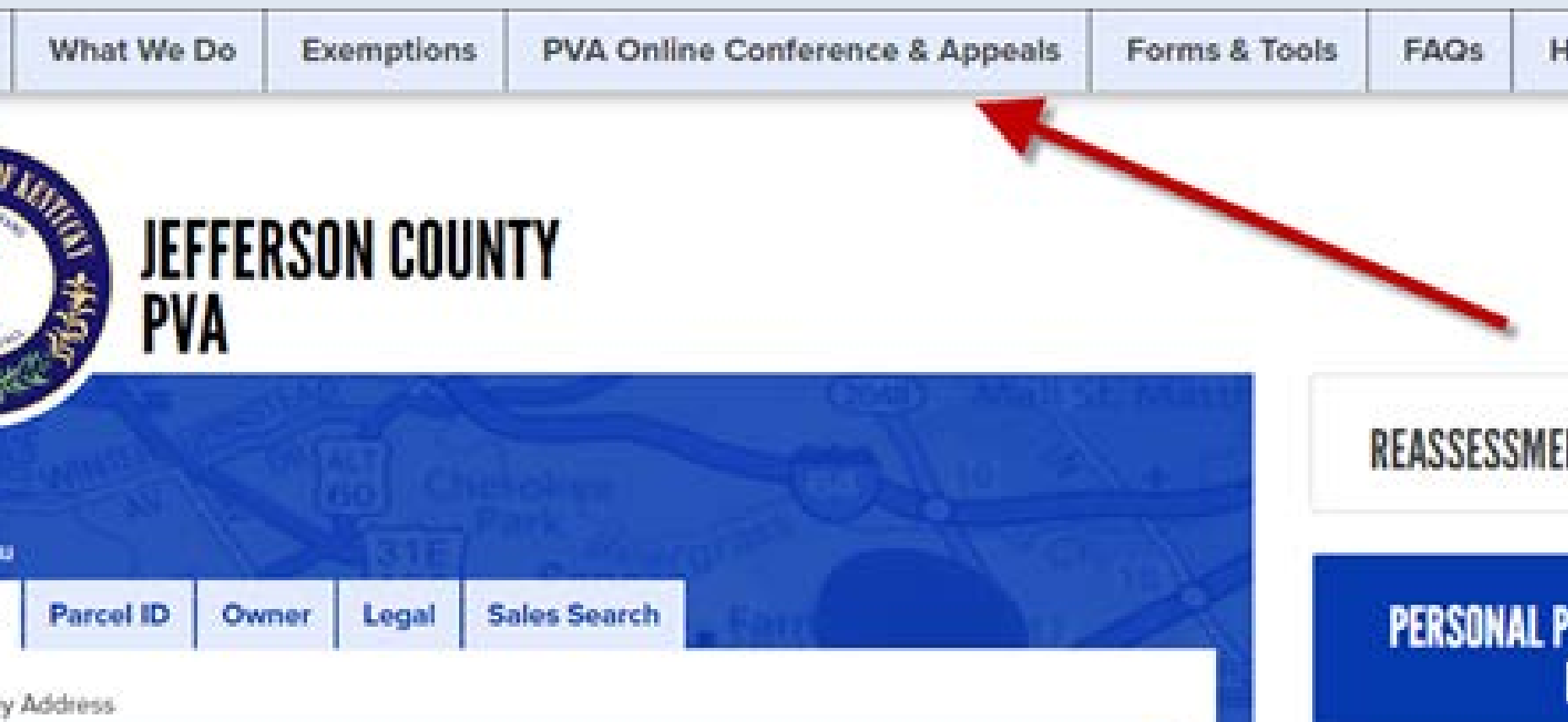
- Starting April 26th, call 502-574-6224 to schedule a teleconference appointment

**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](http://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. 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)



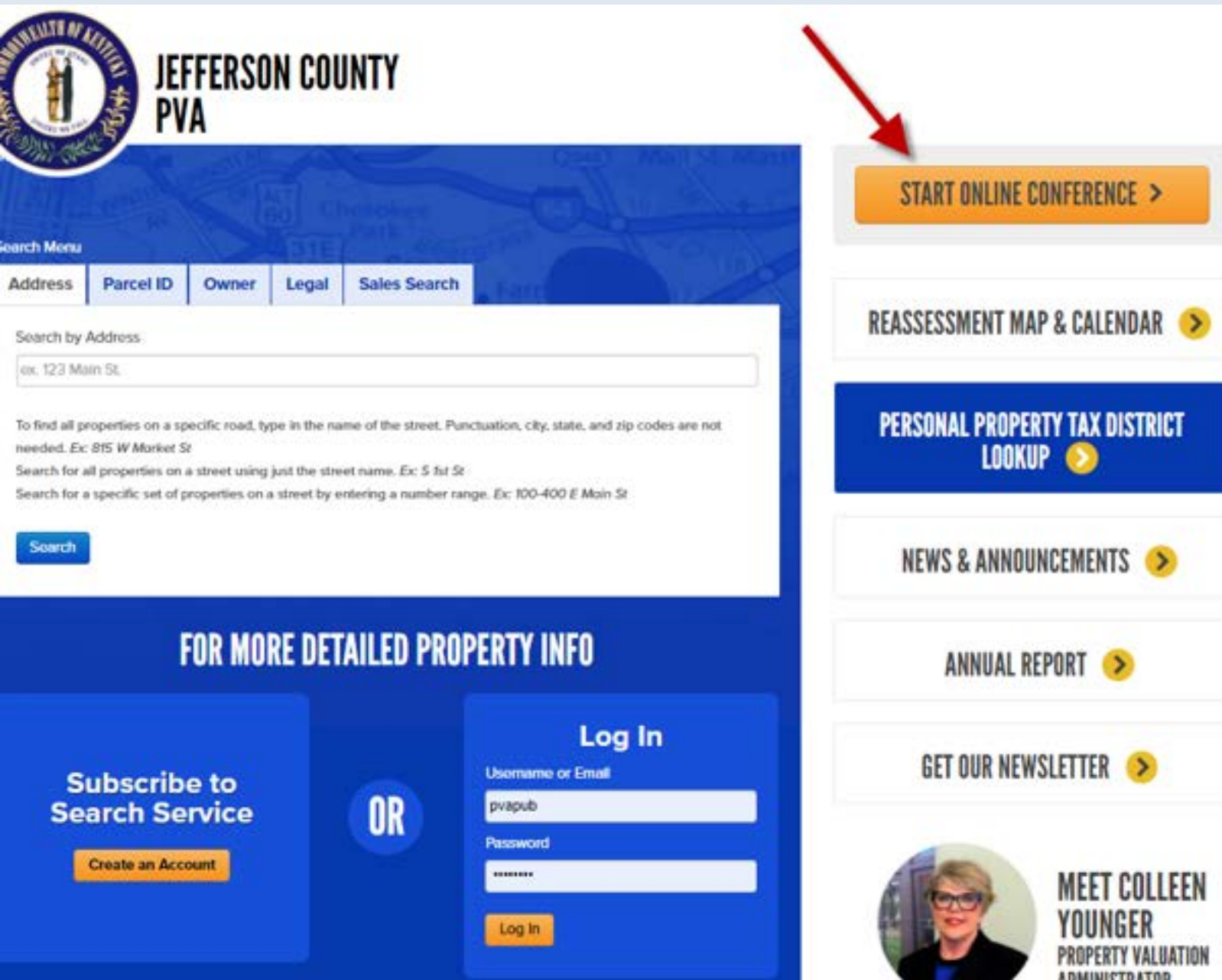


# Updated, Easy-to-Use Online Conference Portal

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

START ONLINE CONFERENCE >

REASSESSMENT MAP & CALENDAR >

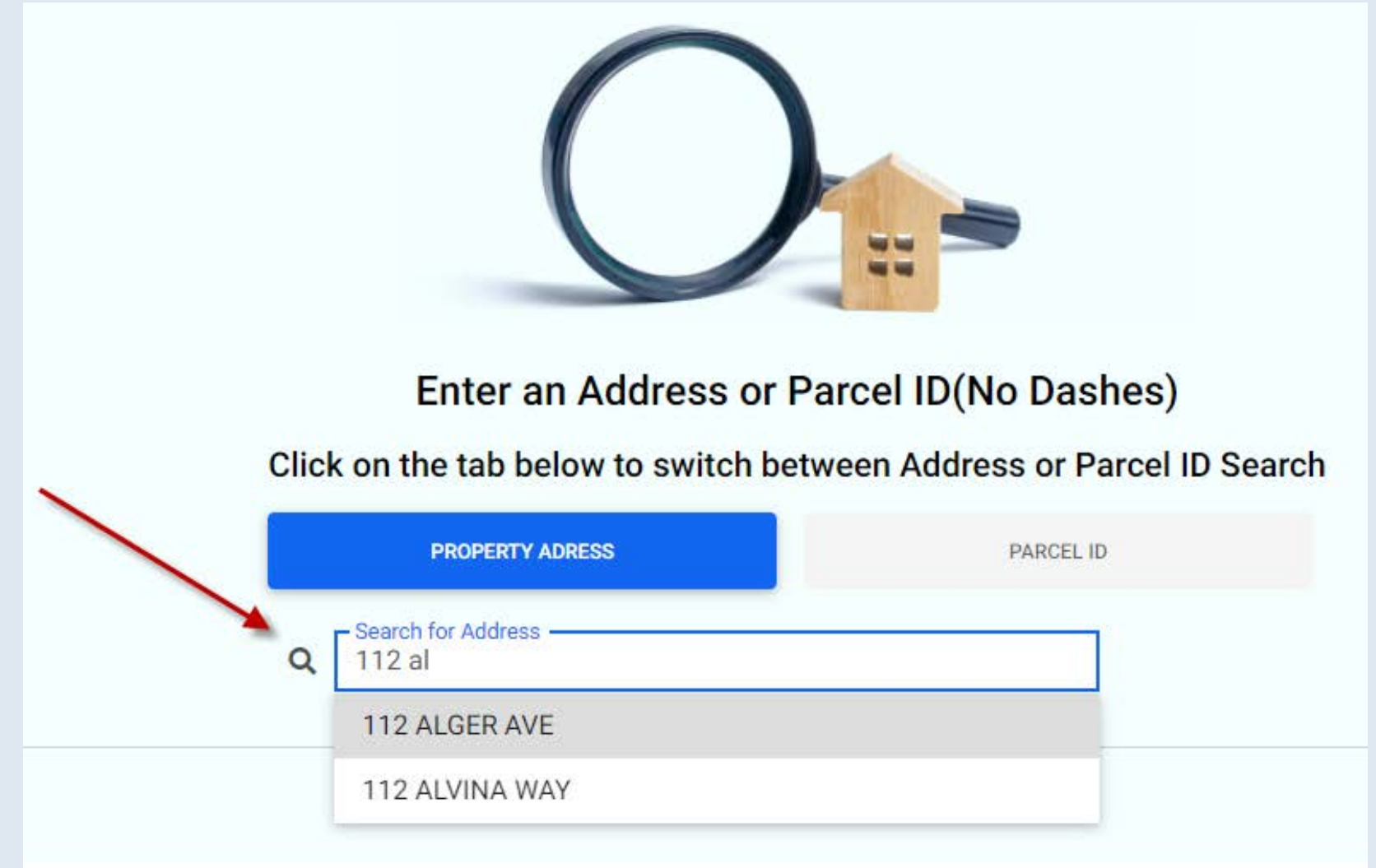
PERSONAL PROPERTY TAX DISTRICT LOOKUP >

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
- 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](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

## 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)