

# CLARK COUNTY PVA



Realtor Presentation

34 S Main St. Ste 7 Winchester, KY

859-745-0250

[www.clarkpva.com](http://www.clarkpva.com)





## DISCUSSION

- General Information
- Website/Office Updates
- Homestead Exemptions
- Assessment Process
- Market
- Taxes
- Summary
- Questions?



## GENERAL INFORMATION

### About Us

- We are a state government office with a county title
- We do not report to the County Judge Executive, Mayor, Magistrates, and/or City Commissioners
- We are a staff of 5 full-time employees plus the elected PVA
- We manage the county tax rolls for the State Government
  - Personal Property (Vehicles, boats, tangible, etc)
  - Real Property
    - The County is required to use our tax role
    - The City can choose in our case the city chooses to use the PVA tax roll



# GENERAL INFORMATION

## State Law Requirements

- Maintain a sketch of each property
- Take Photos
- Gather Property Characteristics
- Inspect property every 4 years
- Assess Property at 100% current fair market value
  - This is apart of the Kentucky Constitution Section 172. Property to be assessed at fair cash value; punishment of assessor for willful error.

All property, not exempted from taxation by this Constitution, shall be assessed for taxation at its fair cash value, estimated at the price it would bring at a fair voluntary sale; and any officer, or other person authorized to assess values for taxation, who shall commit any willful error in the performance of his duty, shall be deemed guilty of misfeasance, and upon conviction thereof shall forfeit his office, and be otherwise punished as may be provided by the law.



# WEBSITE / OFFICE UPDATES


## We've Updated the Website

[www.clarkpva.com](http://www.clarkpva.com)

**CLARK COUNTY PVA** 🔍

34 S Main St. Ste. 7 | Winchester, KY 40391 | Phone: (859)745-0250 | Fax: (859)745-0205 | Office Hours: M-F 8am-4pm

[HOME](#) [ABOUT US](#) [GENERAL INFORMATION](#) [APPEALS](#) [EXEMPTIONS](#) [PERSONAL PROPERTY](#) [HELPFUL LINKS](#) [CONTACT US](#)




**Quick Links**

- 🏠 PROPERTY SEARCH
- 📊 TAX ESTIMATOR
- 📄 APPLY FOR HOMESTEAD EXEMPTION
- ❓ FAQs

**Welcome!**

The Clark County Property Valuation Administrator's Office is dedicated to serving the needs of each citizen of Clark County. We hope that you find this website as one of several ways to stay informed about all things regarding Kentucky Property Taxes. We are here to serve you so please utilize the website and/or feel free to contact us at the office with anything we can assist you with.

**A Message from Jada Brady, PVA**



Clark County has been my home for many years. I believe there's always been something special about Clark County and it's an honor to serve you in the role of PVA. I'm working hard to educate the citizens of Clark County about the role of PVA and how it affects them. It's important that citizens feel comfortable to ask questions and find information about their Property Taxes. With



# WEBSITE / OFFICE UPDATES

## Meet The Deputies



Linda Jako



Brent Chapman



Stephanie Caudill



Tammy Minter



Valerie Moberly



WEBSITE / OFFICE UPDATES

We've added a Facebook Page

Follow Us at Clark County KY PVA



WEBSITE / OFFICE UPDATES

Extended our Hours

We are now open until 5pm on Mondays  
to match the County Clerk's Office





# HOMESTEAD EXEMPTIONS

## THREE TYPES OF HOMESTEAD EXEMPTIONS

- AGE 65 AND OVER
  - Have a birthyear of 1959 or before, live in the home and own the home as of January 1<sup>st</sup> of the current tax year
  - Verification needed: Birth Certificate, Confirmation or Baptismal Records, Driver's License, State Issued ID, Medical Assistance Card carrying an A or J prefix to Social Security Number, Passport; Red, White and Blue Card; School Records
  - This can only be applied to one United States Residence
- Disability (Any Age)
  - Be 100% disabled as declared by SSA or a retirement system, live in the home and own the home as of January 1<sup>st</sup> of the current tax year
  - Verification needed: Letter of benefit being received for at least one year from SSA or other retirement system
  - This can only be applied to one United States Residence
  - Can not be combined with a Homestead Exemption



# HOMESTEAD EXEMPTIONS

## THREE TYPES OF HOMESTEAD EXEMPTIONS (cont)

- Disability Military (Any Age)
  - Qualifies with a Military Disability Letter stating 70% or higher
  - Verification needed:
  - This can only be applied to one United States Residence
  - Can not be combined with a Homestead Exemption

You can Apply In Person: 34 S Main St Ste 7 Winchester, KY 40391

Online: [www.clarkpva.com](http://www.clarkpva.com)

Mail: Call the office and we will be happy to mail you an application: 859-745-0250



## HOMESTEAD EXEMPTIONS

How we've made it easier to apply?

- You can now apply online through our website [www.clarkpva.com](http://www.clarkpva.com)
- We've sent out letter to everyone turning 65 letting them know they may qualify
- We are currently auditing voter logs and sending out notices to anyone that may have qualified in previous years
- We've created an application pamphlet that in including in the mailing as well as left at local businesses
- We are currently scheduled to have a booth at the Beer Cheese Festival



## ASSESSMENT PROCESS

Three primary ways to determine value

- **Cost/Market Approach** – Property is compared to others similar to it that have sold recently, using only sales where buyer and seller both acted without undue pressure.
- **Cost Approach** – Property is assessed using today's labor and material prices, to replace a similar structure.
- **Income Approach** – We analyze how much income a property, like an apartment building, store, or a factory will produce if rented. Operating expenses, insurance, maintenance costs, financing terms, and how much money owners expect to make on this type of property are considered.



# ASSESSMENT PROCESS

## Annual Process

- All property assessment is based on ownership/situs/and appearance as of January 1st
- We review properties all year to determine if they've changed size and/or condition
- End of April we mail assessment notices
- Open Inspection Period for 2024 is May 6<sup>th</sup> – May 20<sup>th</sup>



## ASSESSMENT PROCESS

### State Laws

- State Law requires that all properties be assessed at 100% of current fair market value
- Department of Revenue (DOR) audits to ensure that properties are valued within 10% of estimated fair market value.

Clark County's Assessments for 2023 fell at 73% to Fair Market Value

- If an audit falls outside acceptable limits DOR will require a PVA to raise county gross values by a specified amount.  
If a PVA refuses and/or neglects to raise assessments in order to be certified the PVA can legally be removed from their office.
- Tax bills can't be prepared until tax roll is certified.



# ASSESSMENT PROCESS

## Appeals

- Open Inspection Period is May 6<sup>th</sup> – May 20<sup>th</sup>
- Contact the PVA Office to meet with the PVA
- Explain what you believe the value should be and why
  - Bring any recent appraisals
  - Provide photos of the property's needed repairs if the home is in poor condition
  - Provide recent sales in your neighborhood
  - Provide measurements of the home to determine if our values are incorrect
- In most cases we are able to work together towards and agreeable assessment



## ASSESSMENT PROCESS

Appeals continued

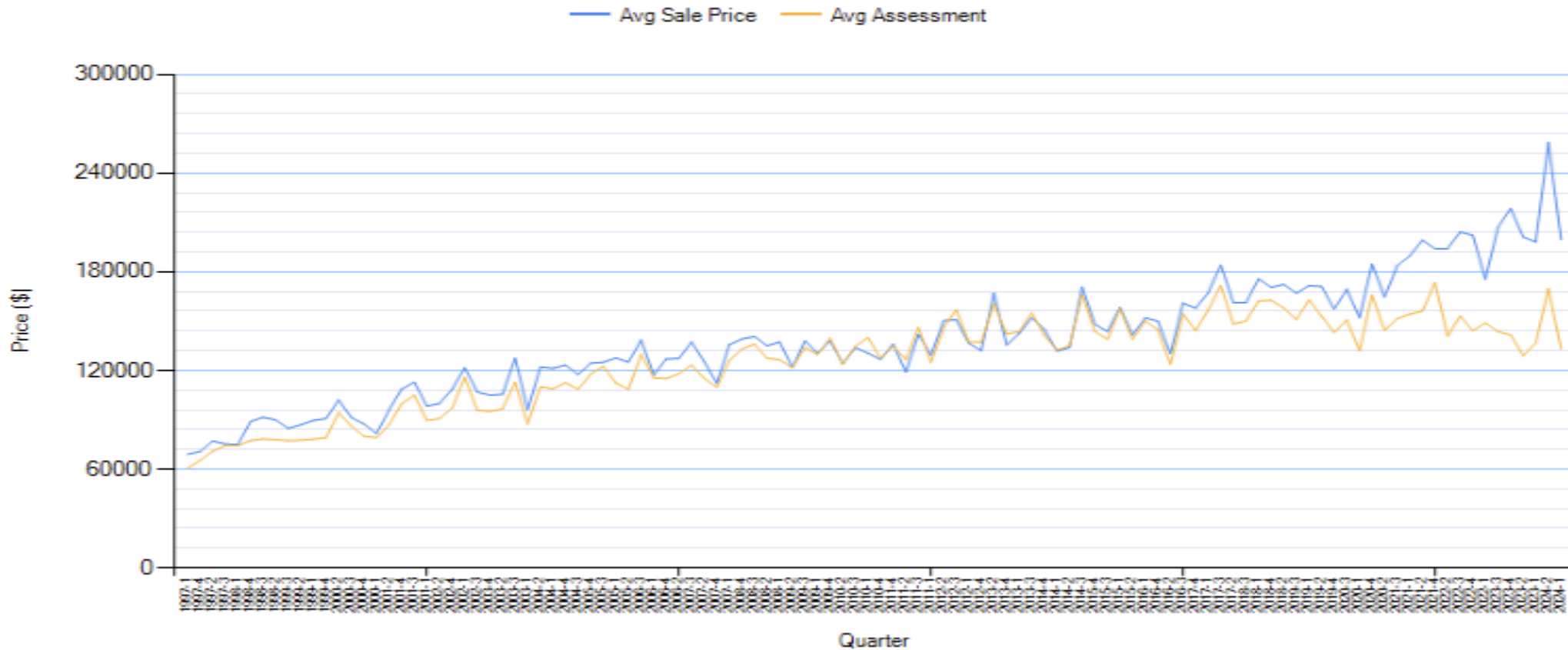
- If we are unable to reach an agreement you have until May 21<sup>st</sup> to file for a County Board of Assessments Appeal with the County Clerk.
- The County Board of Assessment Appeals is comprised of three local real estate professionals
- It is up to the Property Owner to present their proof to the board to determine if it is a fair assessment.
- If you disagree with the PVA and the BAA you can appeal in order to the following:
  - Kentucky Board of Tax Appeals (KBTA)
  - Circuit Court
  - Court of Appeals
  - Supreme Court





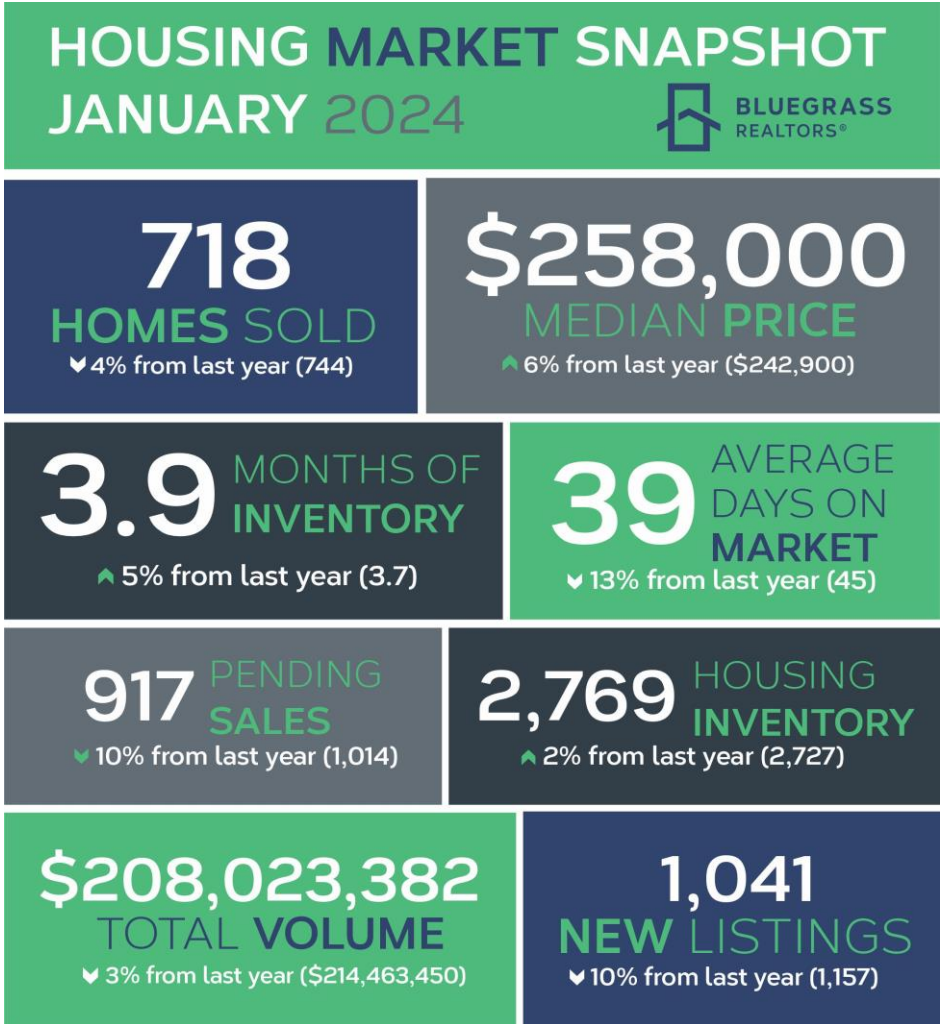
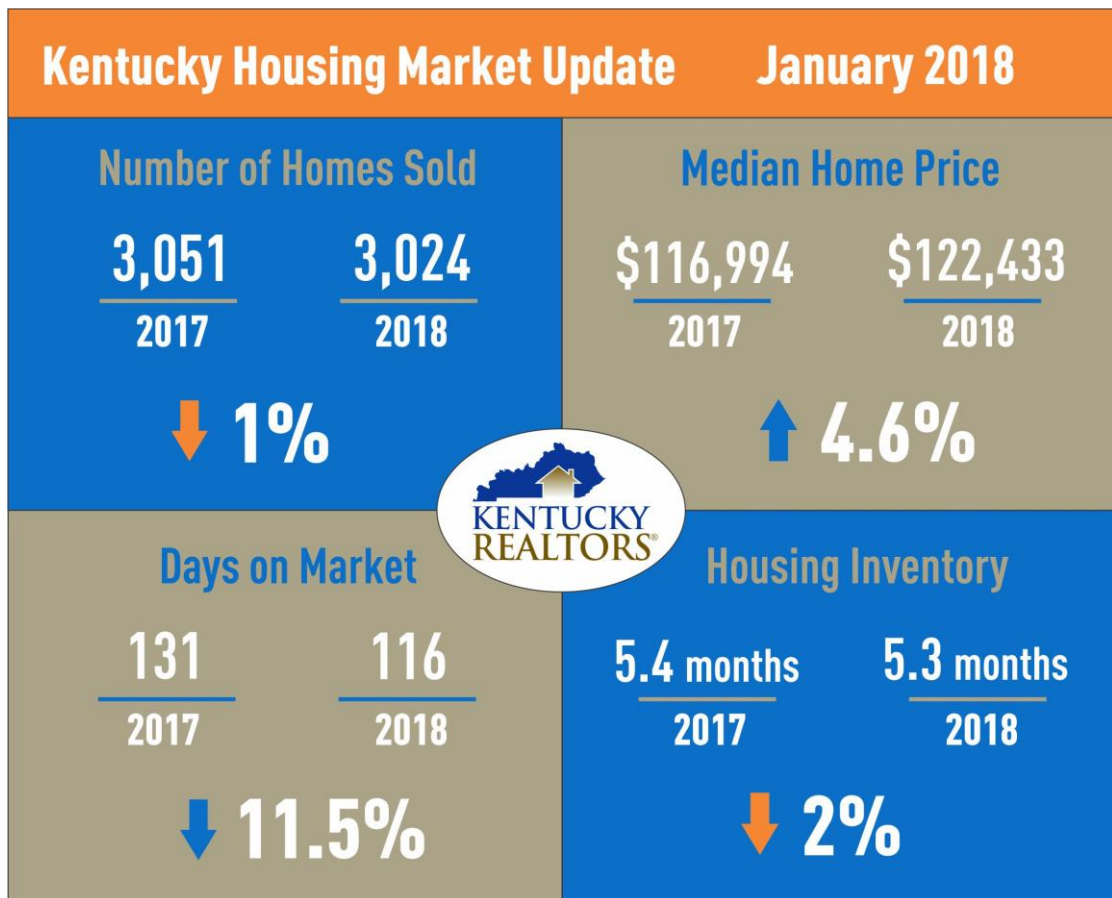
# MARKET

## Average Sales Price (Quarterly From 1997)





# MARKET





## TAXES

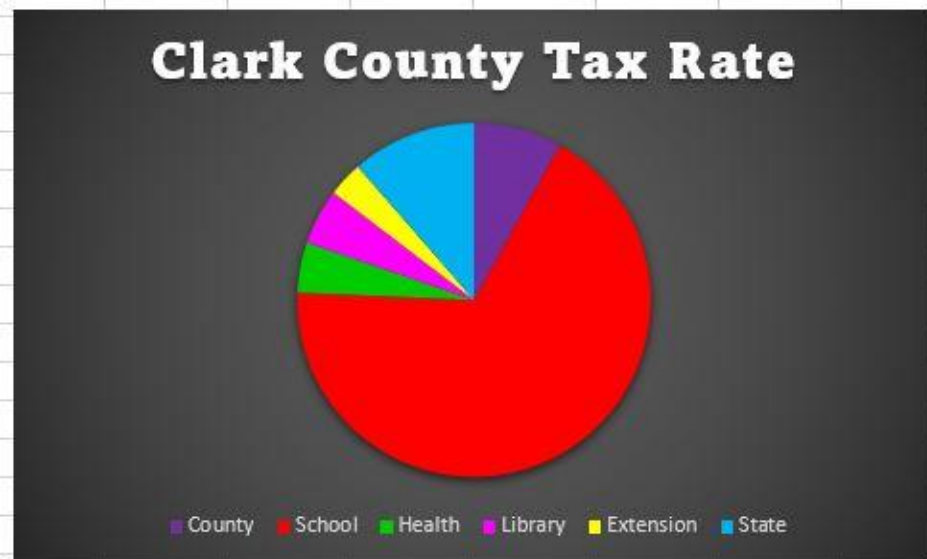
### PVA Role in the Tax Bill

- Tax Bills are comprised of the Assessment Value multiplied by the Tax Rate equals the total Tax Amount
  - For Example:  $\text{Assessment} \times \text{Tax Rate} = \text{Tax Amount}$
  - $\$250,000 \times (.999/100) = \$2,497.50$  County
  - $\$250,000 \times (.126/100) = \$315.00$  City
- PVA's are responsible for the Assessment Value which per the Kentucky Constitution should be at 100% current fair market value



# TAXES

How are my Tax Dollars Spent?



## County Real Estate Taxes

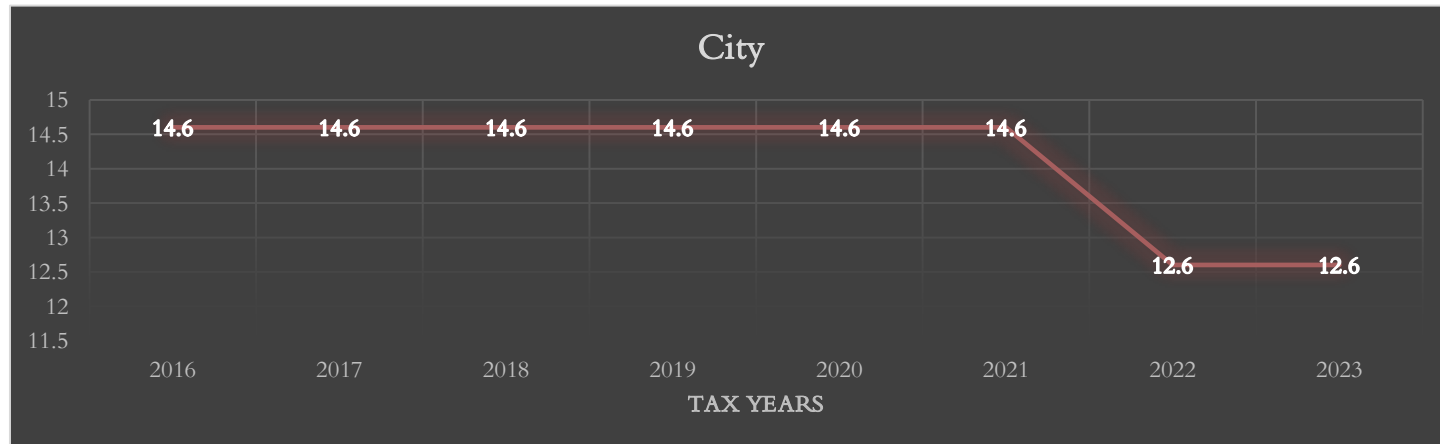
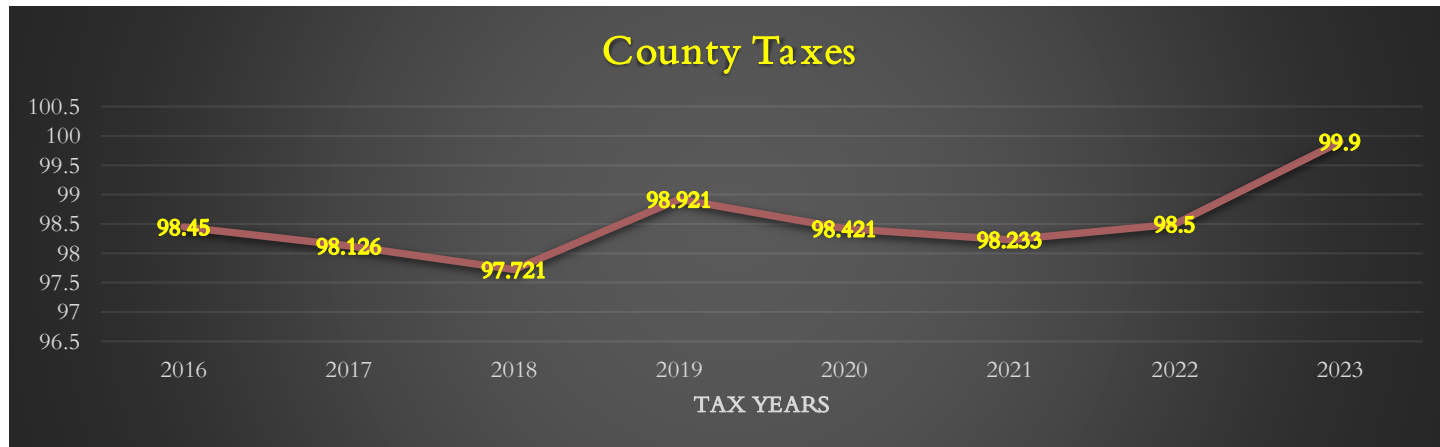
School	67.5%
State	11.4%
County	8.1%
Library	5.1%
Health	4.6%
Extension	3.2%

★ All City Real Estate Taxes are paid directly to the City



# TAXES

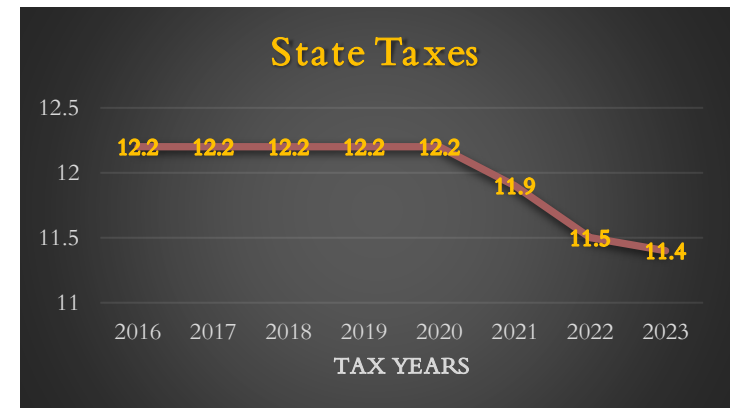
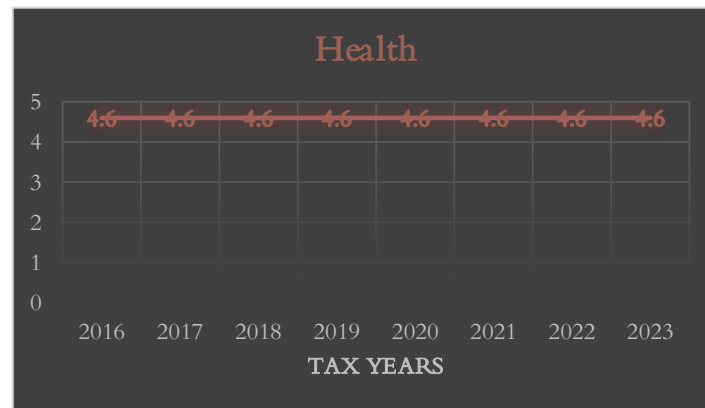
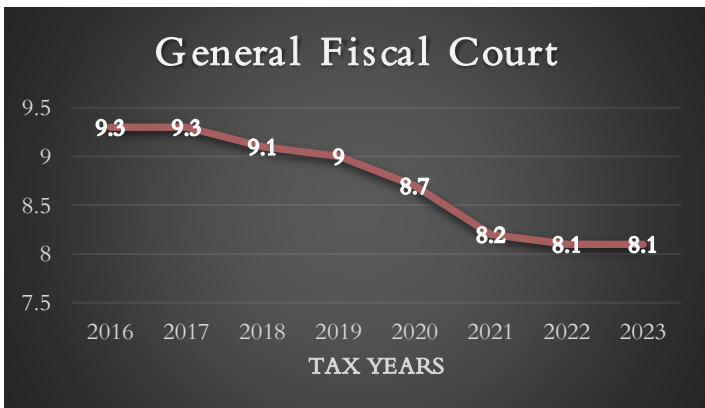
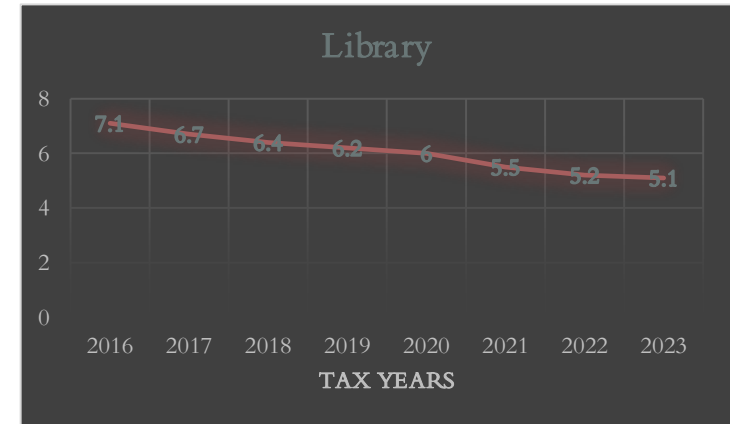
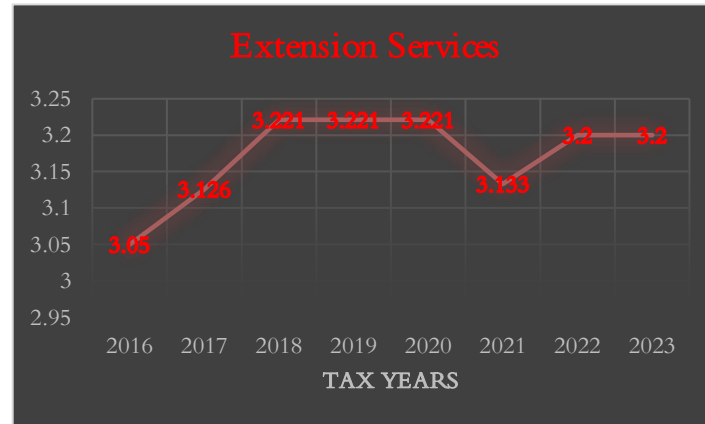
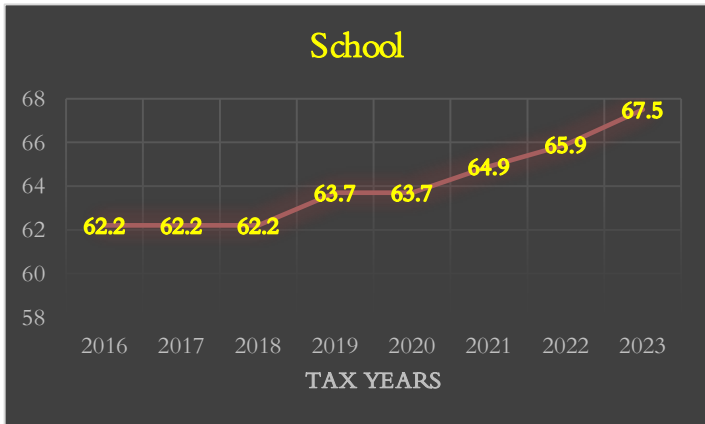
Taxes from 2016 - 2023





# TAXES

Each District Taxes from 2016 - 2023





## S U M M A R Y

The Clark County PVA Office is your Office

We aim to provide exceptional service to anyone that contacts our office

We are working diligently to provide additional services to our office and website to make the PVA office more accessible

If you feel that your assessment is incorrect, please contact the office so that we can discuss it

Address: 34 S Main St Ste 7 (Basement)

Phone: 859-745-0250

Email: [jbrady@clarkpva.com](mailto:jbrady@clarkpva.com)

Text: 859-771-9PVA (9782)

# QUESTIONS?

