



KENTON COUNTY PVA

THANK YOU
CITY OF LUDLOW



KENTON COUNTY PVA

DARLENE M. PLUMMER

PROPERTY VALUATION ADMINISTRATOR

ASSESSMENT ADMINISTRATION SPECIALIST (AAS)

SENIOR KENTUCKY ASSESSOR (SKA)

CERTIFIED KENTUCKY ASSESSOR (CKA)

REALTOR (ALMOST 40 YEARS)

BROKER (ALMOST 20 YEARS)



KENTON COUNTY PVA

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PVA OFFICE IS A STATE OFFICE
(STATE EMPLOYEES)



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PROPERTY TAX HISTORY

- The foundation for taxation comes directly from The Constitution - all property taxed unless specifically exempted.
- Constitution states: FAIR CASH VALUE.



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KRS 132.191

The General Assembly recognizes that Section 172 of the Constitution of Kentucky requires all property, not exempted from taxation by the Constitution, to be assessed at one hundred percent (100%) of the fair cash value, estimated at the price the property would bring at a fair voluntary sale, and that it is the responsibility of the property valuation administrator to value property in accordance with the Constitution.



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WHAT IS FAIR MARKET VALUE (FMV)?

- MOTIVATED buyer & seller
- Parties: WELL INFORMED & acting in BEST INTERESTS
- REASONABLE EXPOSURE TIME in open market
- PRICE: not affected by special influences (ie, duress)



KENTON COUNTY PVA

PVA'S MISSION STATEMENT

Provide courteous, accurate and efficient services for the benefit of Kenton County and its citizens.

To achieve its mission, the Kenton County PVA office will:

- **Assess all property at 100% fair cash value or at agricultural value in an equitable and unbiased manner.**
- Develop Positive, Constructive and Professional relationships with all parties.
- Inform & Educate the public of taxpayer rights in a clear, concise, accurate & timely manner to promote voluntary compliance with the laws.



KENTON COUNTY PVA

PVA'S MISSION STATEMENT

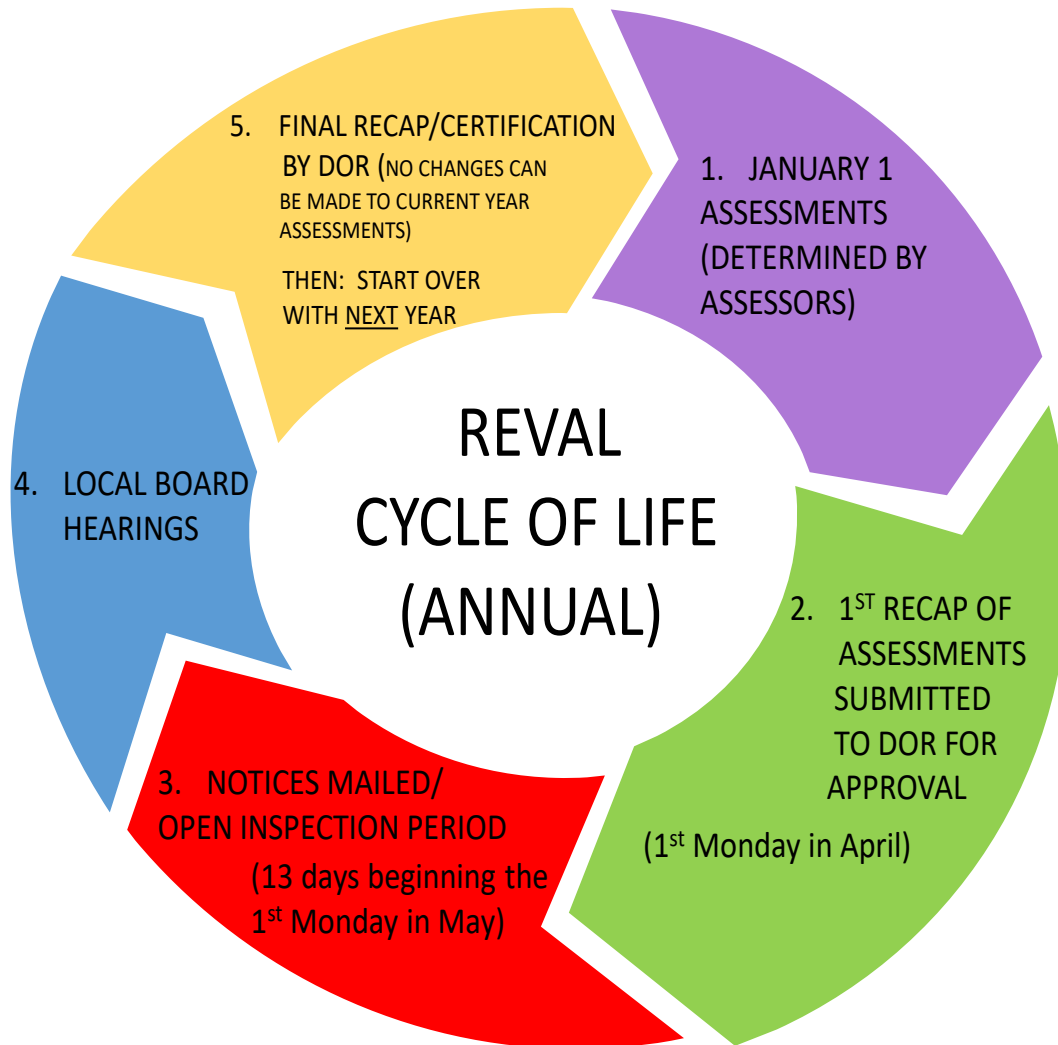
Provide courteous, accurate and efficient services for the benefit of Kenton County and its citizens.

To achieve its mission, the Kenton County PVA office will:

- Acquire New Technologies to implement and maintain a cost effective & up-to-date property tax administration system.
- Educate, Train, Develop and Retain the qualified office personnel necessary to achieve property tax goals and objectives.
- Treat fellow employees with Respect & Dignity in order to foster a positive & friendly working environment.



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REVAL =
REVALUATE

RECAP =
RECAPITALIZE



KENTON COUNTY PVA





KENTON COUNTY PVA



*Geo-referenced
subdivision plat with
parcel lines overlaid*



KENTON COUNTY PVA

PIDN: 027-20-01-007.00

Location: 2325 ANDERSON RD

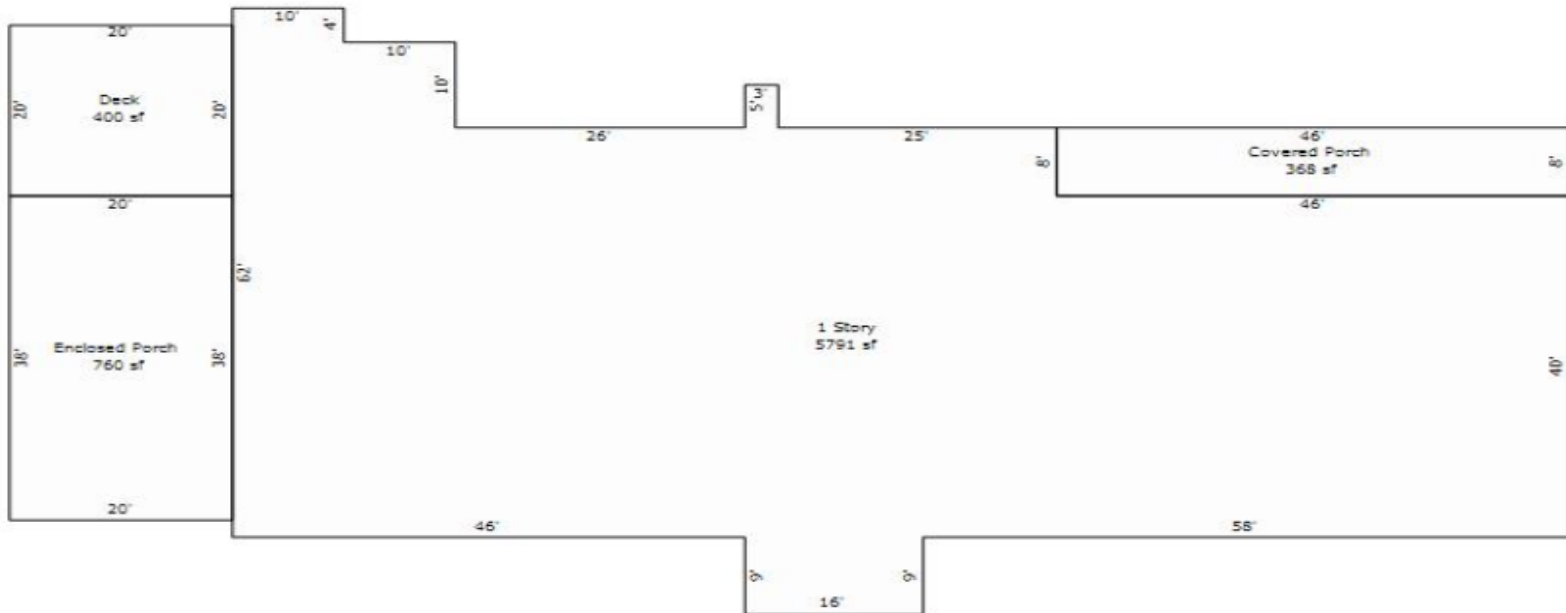




KENTON COUNTY PVA

PIDN: 027-20-01-007.00

Location: 2325 ANDERSON RD





KENTON COUNTY PVA

APPROVED QUAD SCHEDULE

67	Elsmere	04 – 12	2022	2023
68	Erlanger	03 – 11	2022	2023
71	Ft. Mitchell - Common School	21	2022	2023
71	Ft. Mitchell-Beechwood School (Q1 eff. 1/1/19)	6	2022	2023
74	Lakeside Park	07 – 27	2022	2023
77	Park Hills	29	2022	2023
47	Elsmere Fire – No City	45	2022	2023
QUAD 2				
48	CS/VH Fire - No City	50	2023	2024
64	Crescent Springs	15	2023	2024
65	Crestview Hills	16	2023	2024
66	Edgewood	56 - 57	2023	2024
72	Ft. Wright	08 – 22	2023	2024
79	Taylor Mill	31 – 33	2023	2024
81	Villa Hills	36	2023	2024
QUAD 3				
69	Fairview	19	2024	2025
73	Independence	25	2024	2025
75	Latonia Lakes	Annexed to Independence Fire District December 2006		
78	Ryland Heights	30	2024	2025
80	Kentonvale	37	2024	2025
82	Walton	47 - 49	2024	2025
41	Boone-Walton Fire	38 - 48	2024	2025
42	Independence Fire	42	2024	2025
43	Piner-Fiskburg Fire	39	2024	2025
44	Kenton Fire	40	2024	2025
45	Ryland Fire	41	2024	2025
55	No City – No Fire	55	2024	2025
QUAD 4				
61	Bromley	13	2025	2026
62	Covington	01-09-53-54	2025	2026
76	Ludlow	02-10	2025	2026



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**STATUTORY
ASSESSMENT DATE**

JANUARY 1



KENTON COUNTY PVA

3 APPROACHES TO VALUE

* MARKET/SALES APPROACH *

* COST APPROACH *

* INCOME APPROACH *



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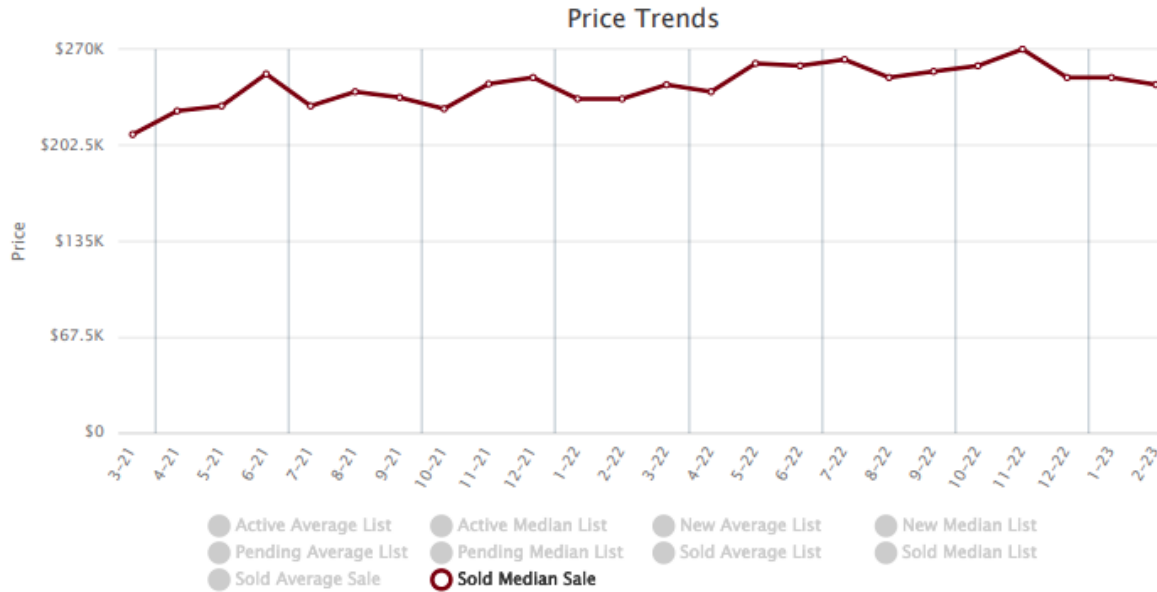
MONITOR TRENDS

9/19/23, 2:25 PM

Market Trends for Mar 2021 - Feb 2023 | flexmls Web

Market Trends for Mar 2021 - Feb 2023

Filters: Property type Residential;





KENTON COUNTY PVA

SIMPLY PUT...

PRINCIPLE OF SUBSTITUTION

The principle of substitution states that **a buyer will pay no more for a property than the cost of an equally desirable (and comparable) alternative property.**





KENTON COUNTY PVA

FIRST RECAP: 1ST MONDAY IN APRIL

DEPARTMENT OF REVENUE MUST
APPROVE PVA'S PRELIMINARY TAX
ROLL

(if not approved, cannot proceed with inspection period
beginning the first Monday in May)



KENTON COUNTY PVA

PVA IS REQUIRED TO SEND A NOTICE OF INCREASE

KENTON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA)
1840 Simon Kenton Way, Suite 3300
Covington, KY 41011-2999

REAL PROPERTY ASSESSMENT NOTICE

In accordance with KRS 132.45(4), the Kenton County Property Valuation Administrator's (PVA) office is hereby notifying you of the **January 1, 2023** assessment of the real property indicated below. The **NET ASSESSED VALUE** is the value on which **2023** property tax bills will be based.

**TIME SENSITIVE INFORMATION:
2023 FAIR CASH VALUE.
THIS IS NOT A BILL.**

LEGAL DESCRIPTION

PARCEL IDENTIFICATION:

-

PROPERTY LOCATION:

Fair Cash Value:

Less Homestead/Disability Exemption (if applicable): _____
(Homesteaders who will be 65 or older this year or receive 100% total permanent disability and if the exemption does not appear above may be eligible for the Homestead/Disability Exemption.)

NET ASSESSED VALUE:

AGREE WITH YOUR ASSESSMENT?

If you are satisfied with your assessment, NO FURTHER ACTION IS REQUIRED.

DISAGREE WITH YOUR ASSESSMENT?

If your opinion of the Fair Cash Value of your property differs from the above-stated value, you must first submit a Review Request Form to the PVA Office*, which initiates the Conference process. Review Request Forms may be submitted online at www.kentonpva.org, in person at the Covington PVA or Independence PVA Office, or via phone at 859-392-1750.

ALL Review Request Forms must be submitted during normal business hours and prior to 4:15 p.m. on MAY 15, 2023.

Additional information regarding the Appeal process may be obtained at <https://kentonpva.org/231/Appeal-Process> or by phone at 859-392-1750.

Respectfully,

Darlene M. Plummer
Property Valuation Administrator

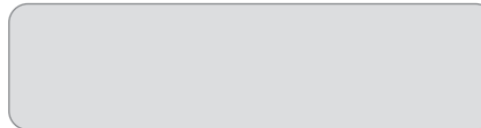
*Only the January 1 owner of record may appeal the current year's assessment.

The PVA Office is required to review assessments at least once every 4 years. Typically, an increase in your assessment represents an increase over a 4-year period, not one year. The PVA's mission is to provide courteous, accurate and efficient services for the benefit of Kenton County, the

Darlene M. Plummer, PVA
PROPERTY VALUATION ADMINISTRATOR
KENTON COUNTY
1840 Simon Kenton Way, Suite 3300
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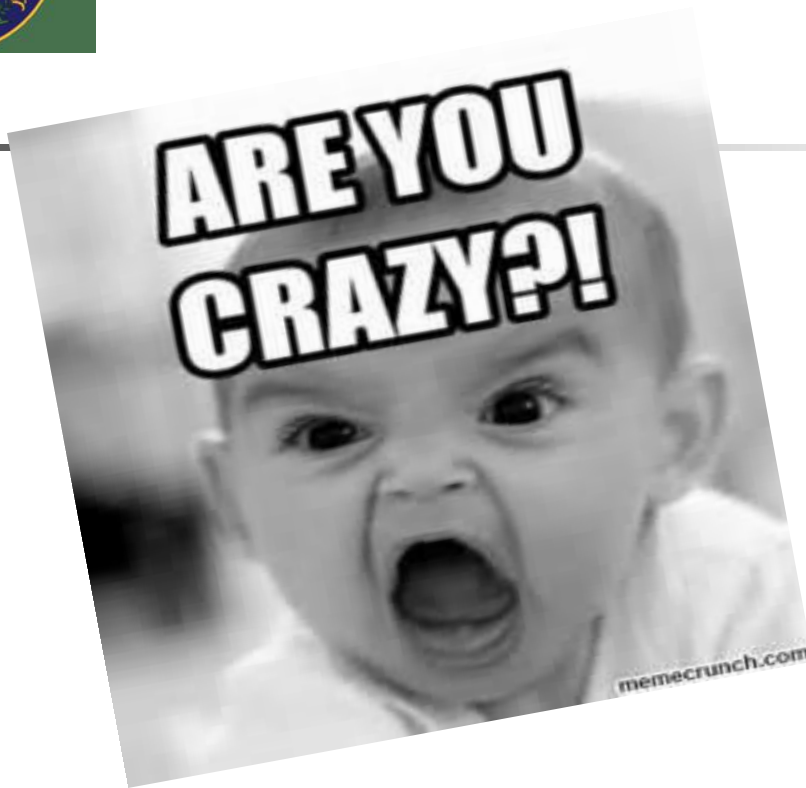
PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE PAID
COVINGTON, KY
PERMIT NO. 2007

**PROPERTY ASSESSMENT NOTICE. OPEN IMMEDIATELY.
TIME SENSITIVE MATERIAL.**





KENTON COUNTY PVA



**I COULD NEVER SELL MY
HOUSE FOR THAT!**



KENTON COUNTY PVA

OPEN INSPECTION PERIOD:

13 DAYS BEGINNING 1ST MONDAY
IN MAY INCLUDING 1 SATURDAY

***CAN CALL ANYTIME 1/1 OR AFTER, HOWEVER,
MUST HAVE CONFERENCE WITH PVA BY END OF
INSPECTION PERIOD***



KENTON COUNTY PVA

APPEAL PROCESS

STEP 1: CONFERENCE WITH PVA REP



KENTON COUNTY PVA

STEP 2: LOCAL BOARD OF APPEALS

LOCAL BOARD OF APPEALS CONSISTS OF 3
REPUTABLE REAL PROPERTY OWNERS
APPOINTED BY:

***FISCAL COURT**

***COUNTY JUDGE-EXECUTIVE**

***MAYOR OF LARGEST CITY ASSESSMENT**



KENTON COUNTY PVA

APPEAL PROCESS:

STEP 3:

KENTUCKY BOARD OF APPEALS (KBTA)



KENTON COUNTY PVA

FINAL RECAP/CERTIFICATION

ONCE CERTIFIED, PVA'S VALUES ARE
USED BY THE COUNTY AND THE
CITIES TO SET THEIR TAX RATES AND
ISSUE TAX BILLS



KENTON COUNTY PVA

The Property Valuation Administrator's (PVA) Office is responsible for determining the Fair Market Assessment of all property throughout Kenton County.

THE PVA DOES NOT CREATE VALUE - THE MARKET DETERMINES VALUE THROUGH THE ACTIONS OF BUYERS AND SELLERS.

The PVA does not determine or set tax rates and does not establish taxing districts.

The PVA Office does not collect any taxes.