



FAYETTE COUNTY
Property Valuation
Administrator
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Have assessment notices changed?

Yes, you have received the new and enhanced property assessment notice. The Fayette PVA Office has always made available the information used for assessments but we are now sending the data directly to property owners as part of the assessment notice.

We believe a key to fair and equitable assessments is an informed property owner and we hope you find this newly improved format helpful and informative.

Why am I receiving this mailing?

The most common reason for an assessment notice is a change in your property's value. Kentucky law requires all property to be assessed at 100% fair cash value as of January 1 each year. "Fair cash value" is the price the property would bring in a sale between a willing buyer and a willing seller.

You are likely receiving this notice for one of the following reasons:

- You recently purchased the property.
- You qualified for the homestead exemption.
- You requested a review of your assessment.
- You renovated or remodeled.
- Property values throughout your neighborhood have changed.

Reassessments typically, but not always, coincide with the PVA's statutory requirement to physically inspect every property at least once every four years.

Although we do not examine the interior of your home, assessors are authorized to measure the exterior dimensions of all improvements. These inspections can lead to assessment changes based on possible differences in square footage and other observations by our assessors.

Now what do I do?

After a thorough review of the enclosed information, if you agree the assessment is fair and accurate then do nothing.

However, should you have questions about the new assessment, you are encouraged to conference with the PVA staff. Conferences continue through the third Monday in May and provide property owners the opportunity to review all information used to arrive at the new assessment.

Please follow these steps if you wish to conference with PVA staff:

1. Review all the information about your property on your assessment notice and additional property details online at www.FayettePVA.com.
2. Contact the assessor listed on your notice with questions and concerns before the close of business on the third Monday in May.
3. If you still disagree with the new assessment following your conference, file an appeal with the county clerk's office prior to the deadline outlined in the "Important Dates and Appeals Process" section of your notice. All appeals will be heard by the Fayette County Board of Tax Appeals (FCBTA).

Either party, the property owner or the PVA, may further appeal the (FCBTA) decision to the Kentucky Board of Tax Appeals (KBTA).

Is this my tax bill?

No, tax bills are mailed on or before October 1 each year after tax rates are set. The PVA Office does not set tax rates or collect property taxes.

Please contact us to confirm your mailing address if you do not have a bill by mid-October.

Am I eligible for the Homestead Exemption?

The Kentucky Constitution allows certain property owners to receive a tax exemption on a portion of their property taxes.

The homestead exemption is available to those who are at least 65 years of age or who are disabled. Applicants must own, live in and maintain the home as their primary residence on January 1 each year.

To receive the exemption for disability, you must be classified as totally disabled by a public or private retirement system, receive disability payments and meet these requirements for the entire calendar year for which you seek the exemption.

Where do I find additional details about my property?

Visit www.FayettePVA.com, find the box pictured below on the upper right of the page and search your address to find more PVA data about your property.

PROPERTY SEARCH

STREET NUMBER

STREET NAME *  QUICK SEARCH

* OMIT PREFIXES (E, W, N, S) AND SUFFIXES (RD., ST., DR.)

On your property page, review the details and explore robust and interactive online maps by clicking the button pictured here.

Show Parcel Map