

September 25, 2017

PRESS RELEASE

**Fayette PVA David O'Neill Receives International Award for Emphasis on Public Information**



Las Vegas, Nev. – Today the International Association of Assessing Officers (IAAO) presented the Public Information Award to Fayette County, Kentucky's Property Valuation Administrator (PVA) David O'Neill for the redesign of their property assessment notices.

"We knew we were developing something special. I don't know of another property assessing agency anywhere doing anything like this and I'm honored that the IAAO recognizes that as well. We've discovered that our constituents have much more confidence in the property tax process when they are presented with the specific data we use to

make our value judgements presented in an understandable format," said O'Neill.

Kentucky statutes require that PVA offices provide written notice each year to property owners whose assessments are increasing in value. The Fayette PVA Office rolled out the new concept in 2016, and then partnered with a national geographic information systems company to automate the process so that each property owner receives a highly customized notice.

The ultimate goal is to provide easy to understand information about the reassessment process combined with property-specific data, a map of home sales in the property owner's immediate neighborhood and up to five comparable sales used to value the subject property. The mailing also encourages them to visit [www.FayettePVA.com](http://www.FayettePVA.com) for additional information including their notice in a PDF format.

"This innovative approach engaged taxpayers with the office in new ways and made the appeals process more fair since homeowners had the information used to determine their assessments in their hands before contacting our office," O'Neill said.

"From the beginning, I've made public information a hallmark of my tenure, including easy and free accessibility to official property data through our public website at [WWW.FayettePVA.com](http://WWW.FayettePVA.com) "

The IAAO is a nonprofit educational and research organization for government officials and others interested in tax policy and property assessment.

*Photo Note: The attached photo depicts (l-r) Chief Deputy Jason Neely, Chief of Staff Carolyn Logan and Fayette PVA David O'Neill receiving the Public Information Program Award from IAAO President Randy J. Ripperger.*



**FAYETTE COUNTY**  
 Property Valuation Administrator  
**David O'Neill, PVA**

**2017**  
**Property Assessment**  
**Notice**

101 East Vine Street • Suite 600 • Lexington, Kentucky 40507 • (859) 246-2722 • (859) 246-2729 fax • [www.FayettePVA.com](http://www.FayettePVA.com)

Your property has its own web page. Please review the accuracy of our data at [www.FayettePVA.com/pva\\_id/20085280](http://www.FayettePVA.com/pva_id/20085280)

JONES ADAM AND EVE  
 1234 SMITH ST  
 LEXINGTON, KY 40513-1234

Property Address:

1234 SMITH ST

PVA Account/Parcel Number:

98765432

Homestead Exemption:

\$37,600

2017 Taxable Value:

\$229,200

2017 Fair Cash Value:

\$266,800

2016 Taxable Value:

\$266,800

Change In Taxable Value

-\$37,600

Owner on January 1, 2017:

JONES ADAM AND EVE

Your PVA Contact:

David O'Neill Ph: 859-246-2722  
[david.oneill@ky.gov](mailto:david.oneill@ky.gov)

Comparable Sales Which May Influence Your Assessment:

Address	Sale Price
4705 TRACE CT	\$330,000
2457 VALE DR	\$290,000
2404 SCENIC CT	\$342,500
2404 CREEKVIEW CT	\$285,000
2449 DOUBLETREE CT	\$368,000



If you sold this property, please forward this notice to the new owner.

**IMPORTANT DATES AND APPEALS PROCESS**

**This is not a tax bill.** Your assessment notice indicates what the Fayette County PVA determined your property is worth as of January 1, 2017. The Kentucky Constitution requires all property be assessed at Fair Cash Value unless specifically exempted. Fair Cash Value is the most probable sale price in a competitive and open market, with a knowledgeable and willing buyer and seller. The Taxable Value is the value on which property taxes will be based. *The PVA Office does not set tax rates or collect property taxes.*

**Can I appeal my assessment?** If you do not agree with the Fair Cash Value, please call (859) 246-2722 or visit the PVA Office located at 101 E. Vine Street, Suite 600, **NO LATER THAN MAY 15, 2017**. Office hours are 8:00a.m. to 4:30 p.m. Monday - Friday. You must speak with a designated PVA employee by May 15 in order to appeal your property assessment. You are encouraged to submit documentation in support of your declared value such as sales of comparable properties, recent appraisals, photographs, insurance policies, construction costs, listings for sale and/or contracts. **ALL CONFERENCES MUST BE HELD PRIOR TO THE END OF THE OPEN INSPECTION PERIOD ON MONDAY, MAY 15, 2017.**

If an agreement on value is not reached with the PVA Office, you may appeal in writing to the Local Board of Tax Appeals, Office of the Fayette County Clerk, 162 E. Main Street, Lexington, KY 40507. The appeal must be made to the Clerk's Office **no later than Tuesday, May 16, 2017 (KRS133.045)**. Appeals filed by a paid representative must include a letter of authorization from the property owner.

**Exemptions may be available.** Homeowners who reside in the home and will be 65 or older in 2017, or receive total disability payments, may be eligible for the Homestead Exemption. Please call (859) 246-2722 or visit [www.FayettePVA.com](http://www.FayettePVA.com) for more information. If you recently moved and received the exemption at your prior address, please contact us so we can update our records.

Questions? Contact us at (859) 246-2722 Monday—Friday, 8:00 a.m.—4:30 p.m., fax us at (859) 246-2729 or visit [www.FayettePVA.com](http://www.FayettePVA.com)

## Recent Sales in Your Area

Which May Affect Values

4704 BUD LN  
Sale Price: \$293,000  
Assessment: \$255,000

4705 TRACE CT  
Sale Price: \$330,000  
Assessment: \$257,200

2437 DOUBLETREE CT  
Sale Price: \$318,500  
Assessment: \$277,800

2449 DOUBLETREE CT  
Sale Price: \$368,000  
Assessment: \$298,000

4804 BUD LN  
Sale Price: \$345,000  
Assessment: \$309,900

4804 TRACE CT  
Sale Price: \$379,000  
Assessment: \$285,000

4808 BUD LN  
Sale Price: \$269,000  
Assessment: \$205,000

4817 BUD LN  
Sale Price: \$330,000  
Assessment: \$310,000

4808 TRACE CT  
Sale Price: \$247,500  
Assessment: \$215,900

2469 VALE DR  
Sale Price: \$307,000  
Assessment: \$263,000

4820 CHARISMA CT  
Sale Price: \$288,000  
Assessment: \$240,000

4841 BUD LN  
Sale Price: \$202,500  
Assessment: \$220,100

2457 VALE DR  
Sale Price: \$290,000  
Assessment: \$255,000

4848 BUD LN  
Sale Price: \$314,000  
Assessment: \$287,500

4856 BUD LN  
Sale Price: \$345,900  
Assessment: \$304,000

2441 VALE DR  
Sale Price: \$255,000  
Assessment: \$268,000

4869 BUD LN  
Sale Price: \$380,000  
Assessment: \$280,000

4813 AGAPE DR  
Sale Price: \$220,000  
Assessment: \$200,000

## LEGEND

Address of Sold Property  
Sale Price  
Assessment at Time of Sale

2441 LA CROSS CT  
Sale Price: \$365,000  
Assessment: \$269,500

2429 LA CROSS CT  
Sale Price: \$260,500  
Assessment: \$235,000

2412 LA CROSS CT  
Sale Price: \$357,500  
Assessment: \$287,000

4700 MATTHEW CT  
Sale Price: \$355,000  
Assessment: \$345,000

4765 RHEMA WAY  
Sale Price: \$252,000  
Assessment: \$228,000

4744 AGAPE DR  
Sale Price: \$370,000  
Assessment: \$273,600

4713 MATTHEW CT  
Sale Price: \$327,000  
Assessment: \$275,000

4765 AGAPE DR  
Sale Price: \$257,500  
Assessment: \$214,000

2449 DOGWOOD TRACE BLVD  
Sale Price: \$311,500  
Assessment: \$301,000

2441 DOGWOOD TRACE BLVD  
Sale Price: \$300,000  
Assessment: \$244,900

4808 MATTHEW CT  
Sale Price: \$330,000  
Assessment: \$293,100

4749 SCENICVIEW RD  
Sale Price: \$382,000  
Assessment: \$310,000

4761 SCENICVIEW RD  
Sale Price: \$385,000  
Assessment: \$306,200

2412 CREEKVIEW CT  
Sale Price: \$244,125  
Assessment: \$240,000

2404 SCENIC CT  
Sale Price: \$342,500  
Assessment: \$260,000

2408 CREEKVIEW CT  
Sale Price: \$265,000  
Assessment: \$245,000

2404 CREEKVIEW CT  
Sale Price: \$285,000  
Assessment: \$251,900

4769 SCENICVIEW RD  
Sale Price: \$392,000  
Assessment: \$290,000

You Are Here

HARRODSBURG RD  
HARRODSBURG RD

AGAPE DR

AGAPE DR

DOGWOOD TRACE BLVD

As of December 31, 2016