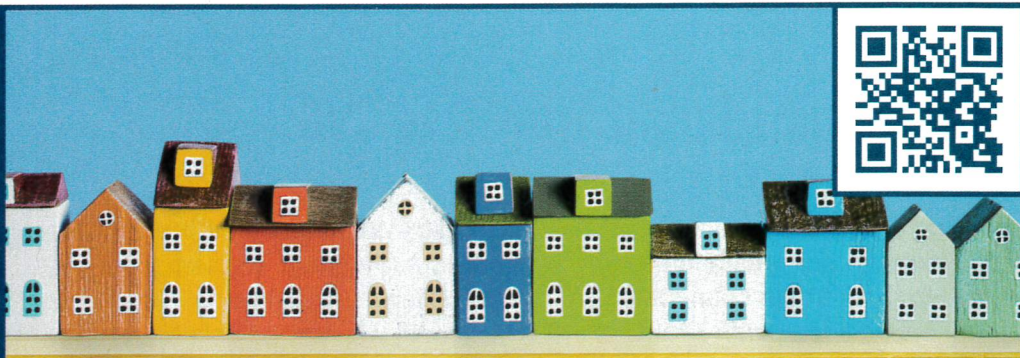




*Greetings from the PVA Office,
Darlene M. Plummer, Your PVA*

***Our Mission Statement
Is To Provide Courteous,
Accurate And Efficient
Services For The Benefit
Of Kenton County And
Its Citizens.***



Kenton PVA Office Accolades

Darlene Plummer, PVA, has earned the designation of Assessment Administration Specialist through IAAO. Darlene is the only State of Kentucky PVA who has achieved this prestigious designation. In addition, the Kenton PVA office is proud of the following Deputies who have been awarded the Teri Bennett ExCel Deputy of the Year Awards: Melinda Chance, Zack Reinersman, Tara Riddle, and Robert Soper.

Property Review

In accordance with Kentucky statute, the PVA office is required to “physically inspect” properties at least once every four years and to assess all property at 100% of Fair Cash Value (FCV) as of January 1. FCV is defined as the “estimated price it would bring at a fair and voluntary sale between a willing buyer and a willing seller, with neither party under duress, given a reasonable amount of time on the market.”

For assessment year 2024, the PVA office is inspecting properties in the cities of Crescent Springs, Crestview Hills, Edgewood, Ft. Wright, Taylor Mill, Villa Hills, and the unincorporated area of Crescent Springs/Villa Hills Fire.

If your assessment increases as a result of this review, you will receive a Notice, typically in mid- to late April.

Why Does Assessed Value Change?

Property owners do not need to make improvements to their property for their assessment to change. Since the assessed value reflects Fair Cash Value, as real estate values rise or fall, the assessed value will follow. All properties do not change by the same percentage. Factors in the market like supply, demand, and amenities determine the value of your property. If market conditions warrant, a property owner may request a review of his/her assessment ANY YEAR, not only when there is an increase in assessment.

Field Photographers

The PVA Office is constantly updating its exterior photos throughout the county. PVA Representatives carry identification, wear PVA attire and are in officially marked PVA vehicles. If you have any questions, please don't hesitate to call our office.

Homestead/Disability Exemption Increases By A Significant Amount

Homeowners who own and reside in their homes as of January 1 who will be 65 or older this year, or who receive 100% total permanent disability, may be eligible for the Homestead/Disability Exemption. The Exemption reduces the taxable value of your home. The legislature increased the amount from \$40,500 to \$46,350 for 2023 & 2024. Please visit our website for more information. It is not necessary to wait until your birthday -

APPLY NOW!

COVINGTON OFFICE
1840 SIMON KENTON WAY, SUITE 3300,
COVINGTON, KY 41011

OFFICE HOURS: MONDAY - FRIDAY
8:15 AM - 4:15 PM

PHONE: 859.392.1750
FAX: 859.392.1770
INFO.KENTONPVA@KENTONCOUNTY.ORG

INDEPENDENCE OFFICE
5272 MADISON PIKE,
INDEPENDENCE, KY 41051

OFFICE HOURS: MONDAY - FRIDAY
8:00 AM - 4:00 PM
CLOSED: 1:00 - 2:00 PM

PHONE: 859.392.1750
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