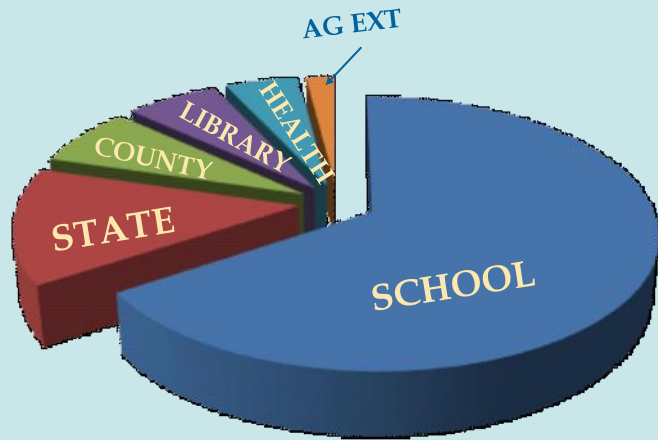


# Where Your Local Real Estate

On a \$100,000 home, the 2021 property tax bill, excluding city taxes, is \$877.00 Your real estate taxes go to:



■	TOTAL \$877.00	(100%)	
■	\$581.00	(66.3)	to SCHOOLS
■	\$119.00	(13.6)	to STATE GOVT.
■	\$ 62.00	(7.1%)	to COUNTY GOVT.
■	\$ 53.00	(6.0%)	to PUBLIC LIBRARY
■	\$ 44.00	(5.0%)	to HEALTH DEPT.
■	\$18.00	(2.0%)	to AG EXTENSION



## PROPERTY TAXES HELP PAY FOR PUBLIC SERVICES.



## PROPERTY TAX COMPARISON 2021 PROPERTY TAX FOR A \$100,000 HOME IN:

FRANKLIN CO. -----	\$1,209.31
JESSAMINE CO-----	\$1,121.70
FAYETTE CO.-----	\$1,099.60
WOODFORD CO. -----	\$ 988.00
CLARK CO. -----	\$ 982.33
SCOTT CO. -----	\$ 877.00

## Important Phone Numbers for Scott Co.

Co. Judge Executive	502-863-7850
County Clerk	502-863-7875
Circuit Court Clerk	502-863-0474
Georgetown City Clerk	502-863-9804
Sadieville City Clerk	502-857-4576
Stamping Ground City Clerk	502-535-6114
County Attorney	502-863-7870
Sheriff	502-863-7855
Detention Center (Jail)	502-863-7880
Building Inspection	502-863-9802
Code Enforcement	502-603-5844
Electrical inspection	502-863-9811
Planning & Zoning	502-867-3701
Board of Education	502-863-3663
Public Library	502-863-3566
Health Dept.	502-863-3971
Ag Extension	502-863-0984
Parks & Recreation	502-863-7865
Animal Control	502-863-7897
Recycling Center	502-868-5304

## EMERGENCY 911

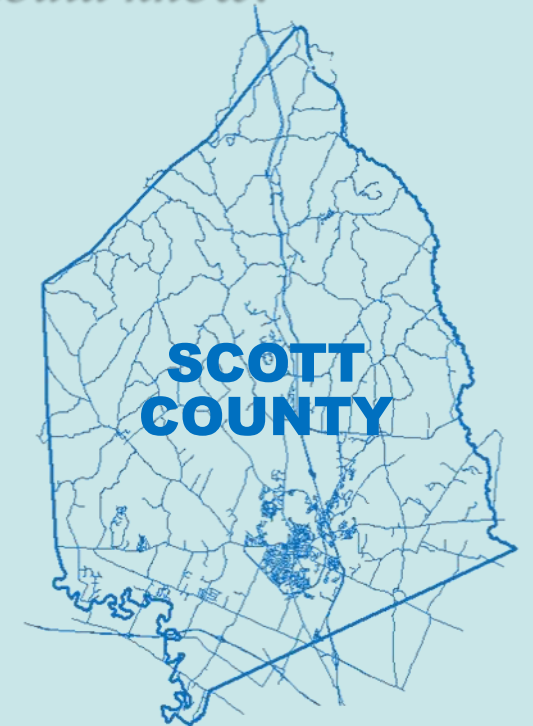


For more information contact the office of Scott County Property Valuation Administration or visit our web site [www.scottkypva.com](http://www.scottkypva.com)  
101 East Main Street | Suite 206  
Georgetown, KY 40324  
Phone: 502.863.7885 | Fax: 502.863.7899

REV. 10/18/2021

# ASSESSMENT VALUES AND REAL ESTATE TAXES:

*What every homeowner should know.*



*This brochure is provided as a service by the Office of Scott County Property Valuation Administration*

**Tim Jenkins, PVA**  
502-863-7885  
[www.scottkypva.com](http://www.scottkypva.com)

## All Real Estate Must Be Assessed at Fair Cash Value

Kentucky law requires each county PVA to assess all real estate at fair cash value as



of January 1 each year. Fair cash or market value is defined as the price a property would bring at a voluntary sale between a willing buyer and willing seller, neither under duress, given reasonable amount of time on the market.

For residential property the fair cash value is typically based on recent market sale prices of similar property from the same area or a similar competing area.

## The PVA Estimates Your Property Value for Tax Purposes Annually

All property is valued as of January 1 each year and must be observed by the PVA at least once every four years. There is a difference of about ten months from the assessment date, January 1 and tax bill mailing date in October. The PVA does not set tax rates, mail tax bills or collect taxes. The Scott County Sheriff mails your property tax bill and collects the tax due on behalf of the state and five local taxing entities. Additionally, the City Clerks of Georgetown, Stamping Ground and Sadieville mail tax bills and collect taxes due on property within their boundaries.

## Your Assessed Value is Used to Calculate Your Share of Property Taxes

**Assessed Value x Tax Rates = Tax Bill**

Tax rates are set yearly by the state and each local taxing entity using the total assessed



property value within their boundaries. Your assessed value is multiplied by the applicable tax rates to calculate your total property tax amount.

## The PVA Must Meet State Required Guidelines



Each year the Kentucky Department of Revenue audits the completed PVA assessments to assure acceptable overall assessment levels and standards of equality are maintained.

## If Your Assessment Value Increases, You Must Be Notified

If your assessed value increases from one tax year to the next you will be mailed a notice in early May, before the new value becomes effective.



## You Have the Right to Challenge Your Assessment

Any property owner may appeal their assessment in any year. Prior to filing an



appeal a property owner must meet with the PVA to discuss their assessed value. If agreement cannot be achieved the property owner may file an appeal. An informational brochure, "The Appeals Process For Real Property Assessment" is available in the PVA office.

## An Accurate Tax Roll Assures Fair Assessments

Property owners have a responsibility to assure their property tax roll information is correct. Under Kentucky law, by March 1 each year, property owners are to list with the PVA any changes to their property that could potentially affect their assessed value for that year. For example, when an unfinished basement area is

converted to finished living area or an old garage or barn is removed.

Call or visit the PVA office to verify your property tax roll information, 502-863-7885, or visit [www.scottkypva.com](http://www.scottkypva.com).



## Assessment Records Are Public Records

The PVA office maintains a property tax record for every property in Scott County.



You are always welcome to view any property record. PVA staff members are available to assist you as needed. Our office hours are 8:30 am to 4:30 pm Monday thru Friday. Taxable values may also be viewed anytime via our complimentary tax roll access at [www.scottkypva.com](http://www.scottkypva.com).

## The Homestead Exemption Can Reduce Your Property Taxes

Homeowners age 65 or older may apply for the Homestead Exemption and could save over \$350 per year in taxes on their primary residence. The requirements to qualify for the Homestead Exemption are:



1. Homeowner must be at least age 65 in current year.
2. Must own home January 1 and be named in deed.
3. Must occupy and maintain home as primary residence.
4. May claim one exemption on one home.

Homeowners less than 65 receiving 100% disability benefits may qualify for the homestead exemption on an annual basis. Call the PVA office at 502-863-7885 for details.