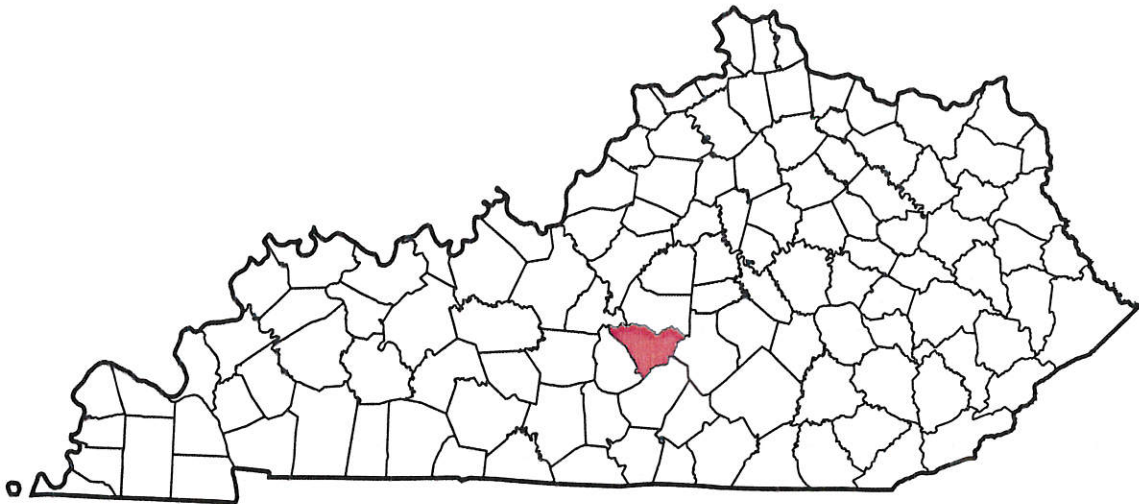


2014 Report

Taylor County Property Valuation Administrator



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Taylor County
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Campbellsville, KY 42718

Phone: (270) 465-5811
Fax: (270) 789-0782

www.TaylorPVA.com

A Note from PVA Chad Shively



Dear Friends:

This 2014 PVA report is intended to give its readers a quick glance of how the local market may be trending as well as give pertinent information about our county's tax roll. I also show everyone any updates to the office or new ideas that have been implemented.

Inside this report you will be able to find information pertaining to Taylor County such as the certified Taylor County property tax roll, local housing trends, new office implementations, & where your property tax dollars go.

I have researched and compiled data from each year that I have been PVA. I plan on continuing this report annually to be able to chart any and all changes in the local real estate market. Throughout your reading you will be able to see how each year stacked up against previous years.

Unless otherwise noted in the report, all data herein is compiled from information inside your local Taylor County PVA office. A great amount of time was put into this report and I hope you enjoy being able to see a snapshot of how things look inside our great community.

In closing, I appreciate the privilege of being able to serve you as Taylor County PVA. I'm always willing to speak to you and be on hand to answer any questions you may have. Stop by anytime during our regular office hours if you have further questions.

Sincerely,

A handwritten signature in blue ink that reads "Chad Shively". The signature is fluid and cursive.

Chad Shively, PVA
Taylor County

Taylor County PVA Office Mission Statement

On a daily basis, the PVA office staff and I work to bring:

- A courteous, positive, & helpful attitude (Treating others as we would want to be treated)
- The most accurate data on hand
- Fair & equitable assessments

What's New in the Taylor County PVA Office

Since taking office in May 2013, it has been my desire to bring to the public the best in customer service. My staff and I take continuing education courses throughout the year so we can not only give you fast and friendly service when you stop by but also to be able to give you accurate information as well. We also try to invest in new technology to better assist you. Below are some of the things I've implemented in 2014.

- **65 Birthday Club!**
By working with the Secretary of State's office, we are now able to make contact with most individuals inside our community and alert them of their need to sign up for the Homestead Exemption. This is done with our very own custom made Taylor County PVA Birthday card that will be mailed to all of those individuals, during the month of January, the year they turn 65.
- **Homestead Exemption Increase!**
Every two years, Frankfort lawmakers meet and set the exemption amount for what we know as the Homestead Exemption. For tax years 2015 & 2016 the amount has been set at \$36,900. This is an increase of \$900 from the previous two years. This could save you over \$440 depending on the taxing district you live in.
- **Taylor County PVA Office on Facebook!**
With more and more individuals receiving news updates via social media, we thought it best to create an office page to keep our constituents informed about the happenings the office. Office news, closings, as well as deadlines can and will be posted throughout the year to keep everyone "in the know" about their PVA office. So, find and like us on Facebook; Taylor County PVA Office - Chad Shively PVA

Commonwealth of Kentucky
 Department of Revenue
 Office of Property Valuation
 Frankfort, KY 40620

CERTIFICATION OF EQUALIZED ASSESSMENT

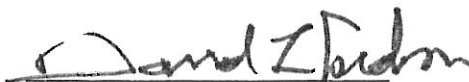
TAYLOR COUNTY

CLASS OF PROPERTY	2014 EQUALIZED ASSESSMENT	
Real Estate		
Residential-Lots	\$ 577,969,960	
Farm	127,426,991	
Commercial and Industrial	268,505,116	
Oil & Mineral Rights	5,459	
Unmined Coal	-	
Total Equalized Assessment-Real Estate	- 973,907,526 @ 12.2	\$ 1,188,167.18
Total Equalized Assessment-Leaseholds	- @ 1.5	-
Tangible Personal Property		
Total Equalized Assessment (Full Rates)	- 53,230,613 @45.0	239,537.76
Total Equalized Assessment (state rate only)	12,356 @45.0	55.60
Total Equalized Assessment (state rate only)	41,551,862 @15.0	62,327.79
Total Equalized Assessment-Tangible Personal		
Subject to 5 cent state rate only	28,401,006 @5.0	14,200.50
5 cent state rate (full local rates)	- 40,999,061 @5.0	20,499.53
Tangible Personal Property		
Subject to 1/10 cent state rate only	161,928 @1/10	1.62
Tangible Personal Property		
Subject to Mixed State and County Rates		
Aircraft (Recreational & Non-Commercial)	66,000 @1 1/2	9.90
Watercraft (Non-Commercial)	8,819,062 @1 1/2	1,322.86
Inventory-in transit	104,508,722 -	-
(Unmfg. agr. products not at mfg. plant)		
Tobacco:		
State 1 1/2 ct.- Co. 1 1/2 ct.	-	-
All Other:		
State 1 1/2 ct.- Co. 4 1/2 ct.	-	-
Subject to 1 1/2 ct. State Rate Only		
Unmfg. ag. prod.-mfg. plant	18,006 18,006 @1 1/2	2.70
Intangible Personal Property		
Subject to 25 ct. State Rate Only	- 0	-
Subject to 1 1/2 ct. State Rate Only	- 0	-
Subject to 1/10 ct. State Rate Only	- 0	-
Brokers' Accts. Subj to 10 ct. State Rate Only	- 0	-
Total Equalized Assessment	\$ 1,251,676,142	\$ 1,526,125.44
No. Acres Fire Protection	49,245 Acres Water District	-
Values Acres Water District	-	-

I, David L. Gordon, Executive Director, Office of Property Valuation, certify that the above total is the equalized assessment of the different classes of property and the total assessment of TAYLOR County as made by the Office of Property Valuation and the taxes due therefrom for state purposes for 2014, subject to any increases or decreases that may hereafter be made as a result of the appeals to the Kentucky Board of Tax Appeals.

Witness my hand this

25 July 2014



David L. Gordon, Executive Director
 Office of Property Valuation
 Finance and Administration Cabinet

A Quick Look at Taylor County

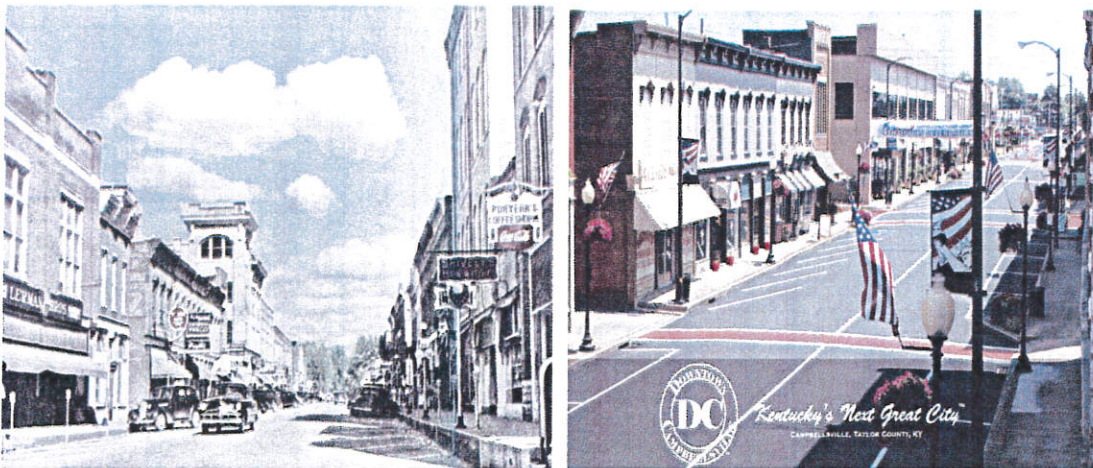
Taylor County is nestled in the center of Kentucky located approximately 80 miles from Louisville, Lexington, & Bowling Green. In fact, the county has the nickname of the “Heart of Kentucky” because of its geographic location as well as its boundary outline resembling a heart.

The county seat, Campbellsville, was founded in 1817. According to the March 2011 edition of Site Selection magazine, Campbellsville is ranked among some of the top Micropolitan communities in the country ranking tied for 41st out of 576 communities.

Although agribusiness is still a large part of our community, the area boasts a diverse workforce which includes local automotive parts factories, woodworking facilities and other manufacturing companies, a large healthcare sector, and many employed in an educational background. Campbellsville also has a large retail center. Aside from the larger national chain stores, shops and restaurants pepper the downtown area where work has been done to bring a breath of fresh air into local downtown businesses.

Taylor County is also home to Green River Lake State Park. The park is a haven for fisherman, campers, and recreational water sport enthusiasts. Whether you would like to rent a weekend houseboat, take the kids camping, or simply take a swim and cool off, Green River Lake State Park is one of the best-kept secrets in Kentucky.

Downtown Campbellsville continues to come alive. More and more local businesses are opening, relocating, or remodeling on Main St.



Local Education

All local schools are working to update their facilities. Campbellsville School system announced in 2014 that they will be remodeling their current buildings and making necessary improvements. The Kentucky Christian Academy plans to complete their building near the first of 2015. Taylor County School system broke ground in late 2014 for work on a new high school building and new primary education center and Campbellsville University continues to expand to meet its needs. Updates on all of these building projects will follow in the 2015 report.

Taylor County is home to two (2) public schools, one (1) private school, and a private university.

Campbellsville Independent School System – www.cville.k12.ky.us

Taylor County School System – www.taylor.k12.ky.us

Kentucky Christian Academy – www.kentuckychristianacademy.com

Campbellsville University – www.campbellsville.edu



Taxable Fair Cash Value in Taylor County

Taxable Fair Cash Value: Commercial Property

2010 - \$250,122,602
2011 - \$261,987,507
2012 - \$262,691,674
2013 - \$264,880,439
2014 - \$268,505,116

The commercial property FCV, in Taylor County, has continued to increase over the past few years. This is in large part to new construction taking place within the county and improvements being made to existing properties. Also the increased sales prices from one owner to another increase the FCV.

Taxable Fair Cash Value: Residential Property

2010 - \$574,225,555
2011 - \$579,567,907
2012 - \$581,231,825
2013 - \$578,497,949
2014 - \$577,969,960

While we noticed a slight dip in fair cash values of residential property, in Taylor County in 2014, this is seen in small amounts from time to time. Some of this can be attributed to taxable property being moved to the exempt category after it was purchased from a tax exempt entity, fire loss, & demolition of some properties to make room for commercial property.

Median Home Price in Taylor County

There was yet again an increase in the median home price in Taylor County from 2013 to 2014. This indicates that the local trend is sustainable/growth.

2012 - \$97,394.04
2013 - \$98,540.15
2014 - \$98,876.67

**Sales of homes on 10 acres or more (farms), multifamily dwellings, foreclosure properties, & sales between family members were excluded from the formula to find median home prices. Only residential properties were used.*

Who Taxes Me?

Taylor County has four (4) taxing districts. Depending on where your property is located depends on which taxing entities will be able to tax your property. The main differences in the taxing districts are school line boundaries and city limit boundaries. It is common to live inside the city limits and be taxed by the county school system. Also, it is common to live outside the city limits but be taxed by the independent school system. Everyone who owns property, however, is taxed from the other six (6) entities. Those six entities are: State, County, Library, Hospital, Health, & Extension Office.

The four districts are broken down below:

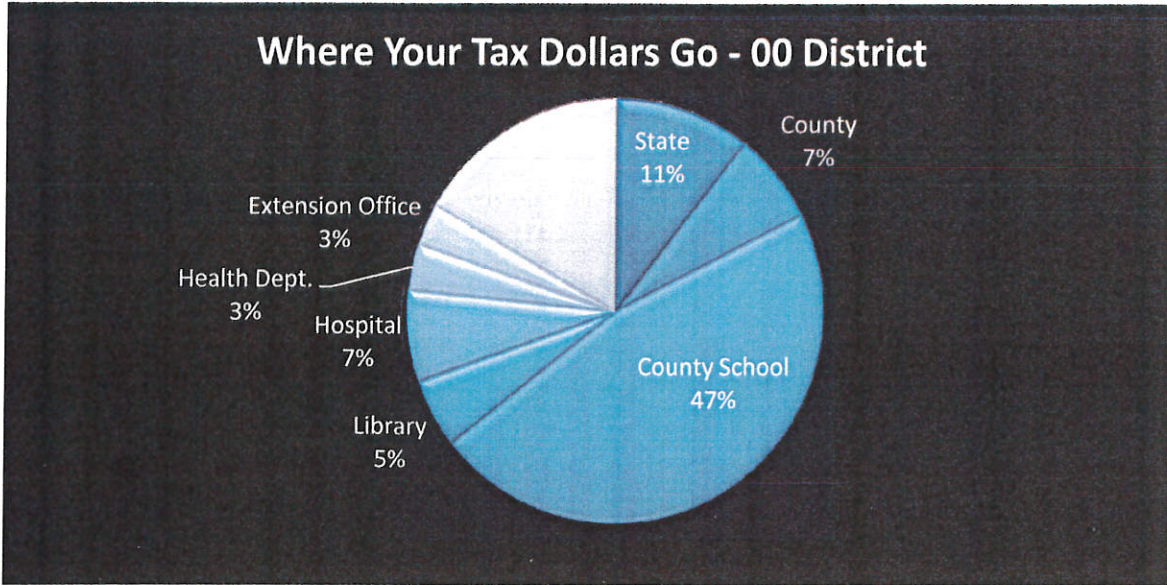
- 00 – City Limits & County School District
- 01 - County Limits & County School District
- 02 – City Limits & Independent School District
- 03 – County Limits & Independent School District

**Due to rounding, these percentages may vary from being precisely 100%.*

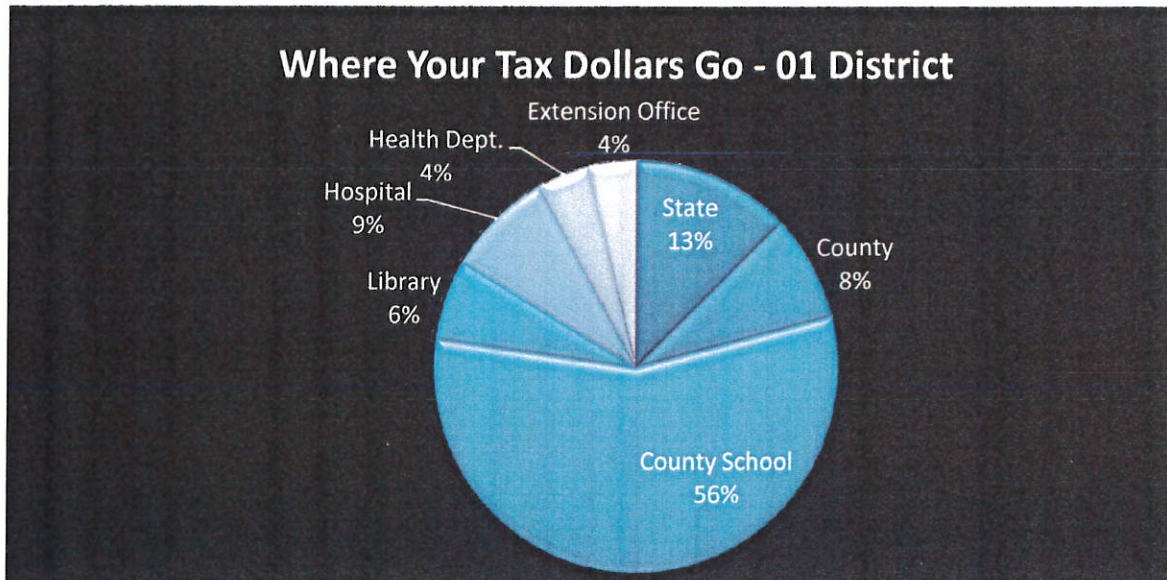
On the following page you will see a breakdown of who taxes you and what percentage of your property tax bill they receive.

Who Taxes Me?

City of C-ville	16.71%
Extension Office	3.20%
Health Dept.	3.50%
Hospital	7.01%
Library	5.30%
County School	46.84%
County	6.93%
State	10.56%
Taxing District 00	



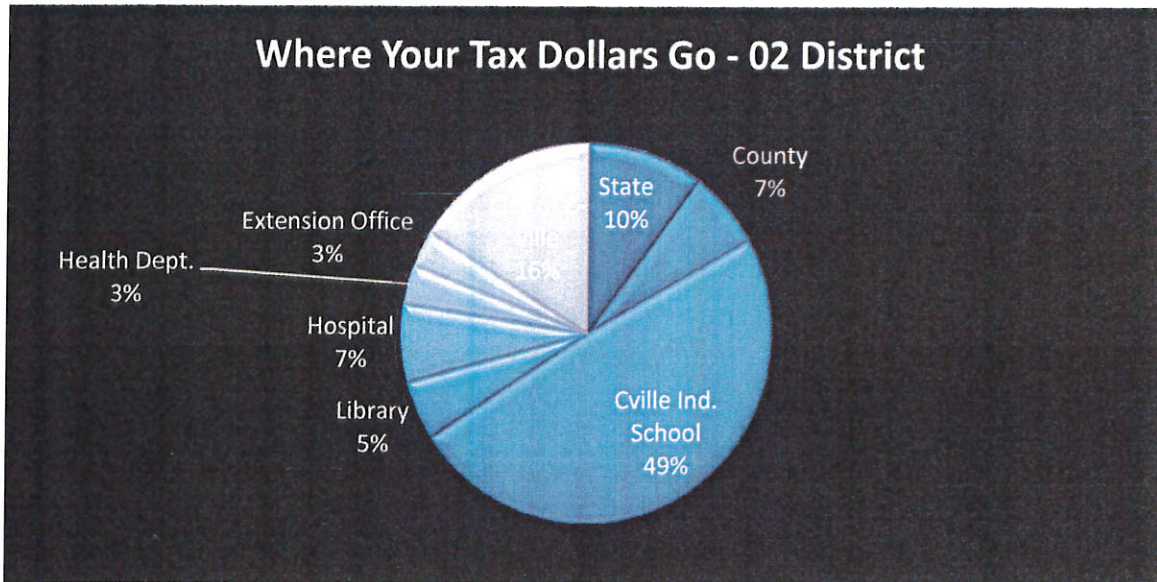
City of C-ville	16.71%
Extension Office	3.85%
Health Dept.	4.16%
Hospital	8.42%
Library	6.34%
County School	56.24%
County	8.31%
State	12.68%
Taxing District 01	



Who Taxes Me?

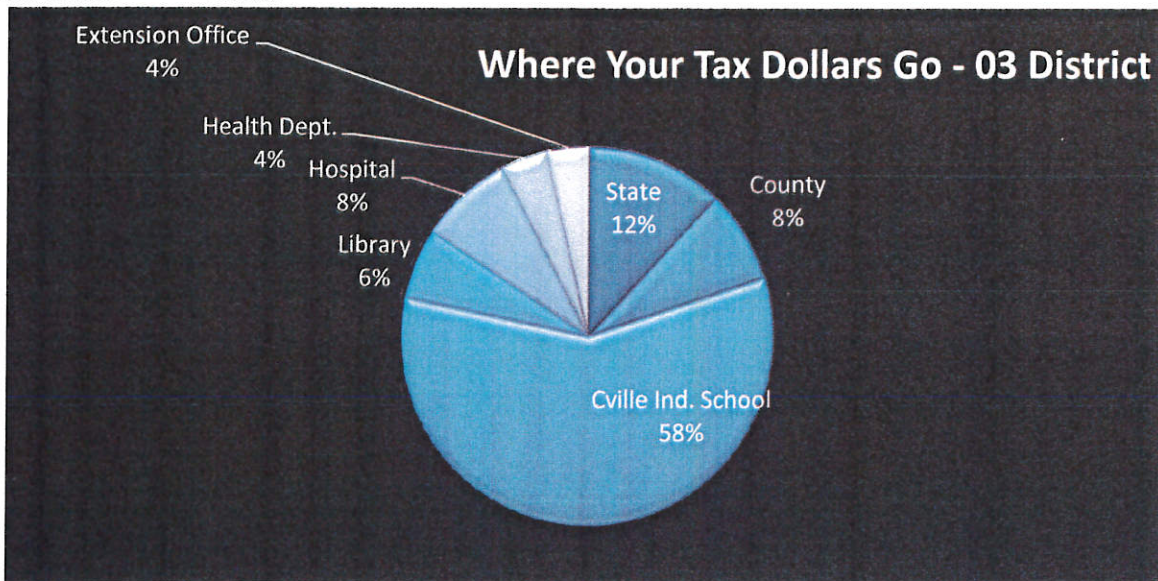
Taxing District 02

State	10.15%
County	6.70%
Cville Ind. School	48.92%
Library	5.07%
Hospital	6.74%
Health Dept.	3.33%
Extension Office	3.08%
City of C-ville	16.06%



Taxing District 03

State	12.09%
County	7.93%
Cville Ind. School	58.28%
Library	6.05%
Hospital	8.03%
Health Dept.	3.96%
Extension Office	3.67%



Largest in Taylor County in 2014

Largest Individual Assessments

TRT NOIP COLUMBIA-CAMPBELLSVILLE MARVIN F POER & COMPANY	\$25,000,000
WAL-MART REAL ESTATE BUSINESS	\$8,230,000
BRIXMOOR GA APOLLO I SUB HOLDINGS	\$8,000,000
MURAKAMI MANUFACTURING USA	\$6,243,500
LOWES HOME CENTERS INC	\$5,200,000
AIRGUARD INDUSTRIES	\$4,360,000
BRIXMOOR GA APOLLO I SUB HOLDINGS	\$4,000,000
R & R HOSPITALITY LLC	\$3,650,000
INFAC NORTH AMERICA	\$3,500,000
BLUEGRASS VILLAGE OF CAMPBELLSVILLE	\$3,349,000

**Information derived from Search Results in Taylor County Tax Roll Software Data Design Inc.*

Property Taxes Around the State

Below you will see how Taylor County stacks up to similar sized counties around our region of the state. You will see what a taxable assessment of \$100,000 in Taylor County looks like in comparison to these other communities. Only the county-wide tax rate (Sheriff's property tax bill) was used in this comparison. This is because many communities have multiple city districts that tax, as well as different school districts that tax. For example, Taylor County has one city that taxes, Campbellsville, but has two separate schools that tax. Marion County has one school that taxes but has three (3) cities that levy a tax: Lebanon, Loretto, and Bradfordsville. The rate that this report uses is known as the county only rate.

<u>County</u>	<u>Population</u>
Boyle	28,013
Taylor	24,649
Lincoln	24,370
Anderson	21,811
Mercer	21,349
Marion	20,045

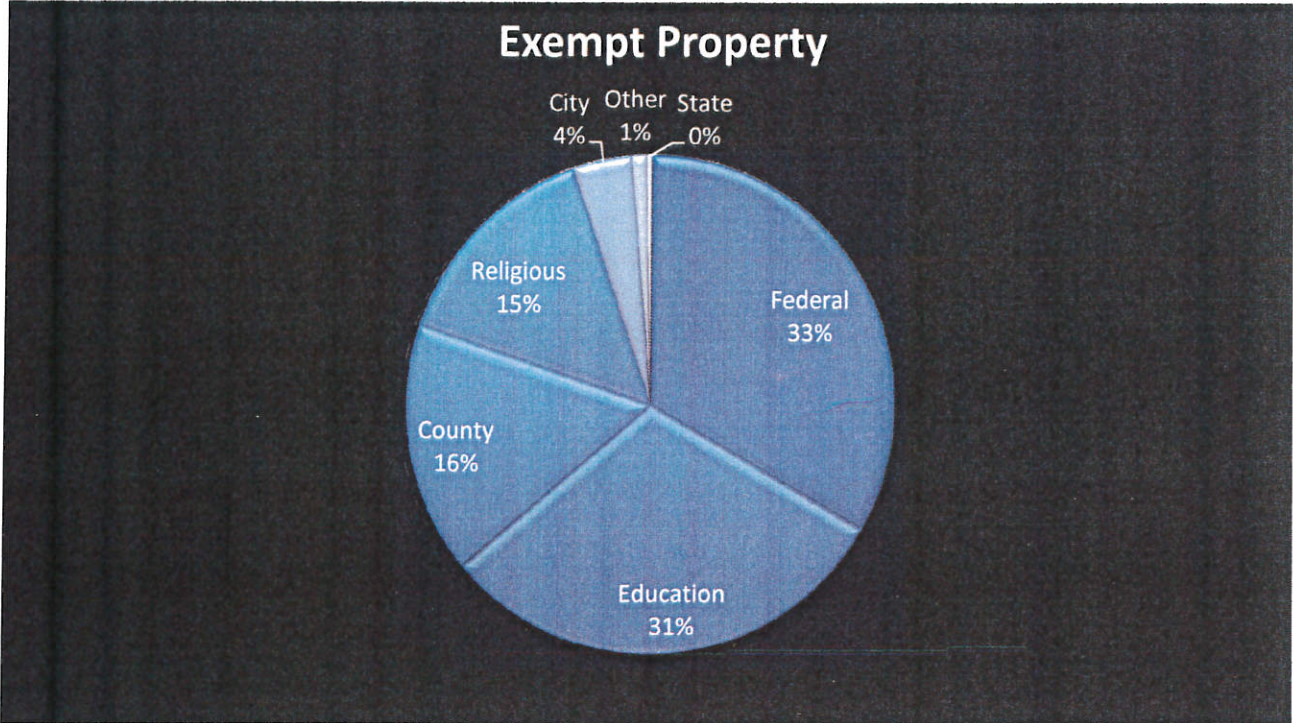
<u>County</u>	<u>Sheriff's Property Tax Bill (based on a \$100,000 assessment)</u>
*Marion	\$870.00
Taylor	\$962.00
Lincoln	\$962.00
Anderson	\$1,031.00
Boyle	\$1,075.00
Mercer	\$1,105.00

**Marion County does not have a Hospital Tax on their tax roll because the hospital is not a tax exempt entity, it is privately owned and operated in Marion County. If you add what our hospital rate is to the Marion County total tax rate, the two counties, Taylor and Marion, would have nearly identical property tax rates in this taxing district thus making the two bills, on the same assessment, nearly identical as well.*

2014 Exempt Property Breakdown

Exempt Property

Federal		33.30%
Education		30.50%
County		16.36%
Religious		14.60%
City		3.85%
Other		0.97%
State		0.37%



Contact the Taylor County PVA

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