

TAXES,Continued from Page A1

The PVA is elected at the local level; however, this position is actually a state elected official and the staff are state employees of the Department of Revenue. The primary role of the PVA is to ensure that they are following state laws when determining the value of your property.

“We are tasked with making sure property is assessed at 100% fair market value (FMV),” Shipley said, explaining that while other states have varying rules on fair market values, Kentucky is set at 100%.

This means “whatever your property would sell for on a fair and open market—what would someone reasonably pay for this property—and it changes with whatever the market is doing, but that’s how we do assessments based on the market,” Shipley said.

Shipley said several factors go into deciding what the value assessment will be, similar to what an appraiser does, but not as detailed since appraisers go inside homes to determine values and PVA does not.

“We look at land, the amount of land, where it’s located, and some other factors,” Shipley explains. “We break it down into land and structures. The structure has a value based on several factors like square footage, age of the home, whether or not it has a basement, if it’s brick or siding.”

Those factors are then used to calculate what your property is worth and based on 100% fair market value.

Barren County encompasses around 25,000 separate parcels of land. Some states require parcels to be re-assessed each year to determine value, but in Kentucky, Shipley said without the staff and technology needed, PVA offices utilize a quadrennial plan, or a four-year cycle, to re-assess property values.

With this, your property should typically see an increase (or, rarely, a decrease) every four years. Depending on where the market is when your property is up for re-assessment will be the determining factor for your property’s value.

Shipley said there are some factors that property owners can bring to her attention to see if adjustments can be made, but there is only a small window of time to address it with your local PVA after receiving your new re-assessed value.

Subsections of KRS 132.190 and 132.450 and Section 172 of the Kentucky Consti-

tution are references for understanding the state requirements set forth in how property must be assessed at its fair cash value, or fair market value.

How does all of this play into the amount of taxes you pay?

\*\* For simplicity, this report will solely focus on local governments (city and county) and school districts; however, other common taxing districts—library, soil conservation, extension, ambulance, etc.—set their own tax rates through their boards.

Taxes collected provide revenue, or income, to your local taxing districts to operate its city, county, or school.

In 1979, the passage of House Bill 44 was considered to be “landmark legislation” that governs the amount of taxes a local taxing district can levy against property.

HB 44 provides three options for adopting tax rates:

1. adopt a compensating rate;

2. adopt (up to) a 4% increase above the compensating rate; or

3. adopt a rate that will produce more than 4% additional revenue.

Compensating rate is a rate applied to the current year’s property assessment of real property (excluding new property) that will produce an amount of revenue, at minimum, equal to the amount of revenue a district received the year before.

The compensating rate allows for provisions to ensure that as real property assessments increase, the tax rate must come down to keep revenue from property assessments about the same. These calculations are sent to local taxing districts from different areas such as the Department of Local Government or the Kentucky Department of Education.

The 4% increase tax rate allows a taxing district to set a tax rate *up to but no more than 4% more than the compensating rate* (or the prior year’s revenue).

A public hearing and advertising is required for local taxing districts to levy an amount above the compensating rate up to the 4%.

The third option, adopting a rate that produces more than 4% of additional revenue than the year prior, is subject to a recall vote or reconsideration by the taxing district, which is governed by KRS 132.017.

While HB 44 specifically limits the amount a taxing district can levy without public involvement and advertising, in June 2022, according to a memorandum from former Commissioner Jason Glass with the Kentucky Department of Education, it was decided after a “review of the statutory requirements”, local school boards no longer require advertising nor public hearings for the 4% rate increase.

2025 Local Tax Rates

Property taxes are calculated per \$100 of assessed values.

Despite ongoing reports of local boards and councils “lowering” tax rates, Caverna Independent School district is, so far, the only entity out of seven taxing districts who has officially approved the lower tax rate between compensating and 4% increase across the county.

Additionally, despite lower tax rates, taxing districts can still gain more revenue due to the increased property values.

Caverna voted to approve the compensating rate of 72.2-cents per \$100 of assessed value (with a 0.3 exoneration tax technically making it 72.5-cents). This school generates revenue at this rate based on property values within the Caverna district map in both Barren and Hart Counties.

Caverna’s total real estate assessment for 2025 is valued at \$164,935,548 in Barren County alone. Between Barren and Hart Counties combined, Caverna is set to generate revenue totaling around \$2,971,284 in real estate property taxes.

Barren County Schools chose the higher of the two options when considering a compensating rate of 60.2-cents verses the 4% increase rate of 62.6.

Barren school district’s total real estate assessment for 2025 is valued at \$1,993,726,992. With the rate adopted, the revenue generated should equal around \$12,681,713 from just real estate property taxes.

Glasgow Independent Schools also opted for the higher 4% increased rate of 79.1-cents per \$100 of assessed value as opposed to the compensating rate of 76.1-cents.

Real estate property in the Glasgow school district for 2025 totals \$808,673,393 in value. The 4% increased rate adopted should garner around \$6,519,988 in revenue from real estate property taxes.

2025 Barren County Property Tax Statement

Kent Keen

Barren County Sheriff  
117 1B N. PUBLIC SQUARE  
GLASGOW KY 42141

Bill Number: 4216

District: Common Sch, No City

Map Number:

Farm Acres: 0.00

Description: LOT

Location:

Deed:

Exemption: \$0.00

GLASGOW KY 42141

Amount due if:

2% Discount: Jul 1, 2025 - Jul 31, 2025 \$3,232.47

Face Amount: Aug 1, 2025 - Aug 31, 2025 \$3,298.44

5% Penalty: Sep 1, 2025 - Sep 30, 2025 \$3,463.36

21% Penalty: Oct 1, 2025 - Oct 31, 2025 \$3,991.11

Amount Enclosed:

Check Or Money Order number:

Detach and return with check payable to Sheriff Kent Keen: When paying by mail, include a self-addressed stamped envelope for receipt.

2025 Barren County Property Tax Statement

IF THIS TAX BILL SHOULD BE PAID BY MORTGAGE COMPANY OR NEW OWNER, PLEASE FORWARD TO RESPONSIBLE PARTY PROMPTLY.

Kent Keen

Barren County Sheriff  
117 1B N. PUBLIC SQUARE  
GLASGOW KY 42141

Bill Number: 4216

District: Common Sch, No City

Map Number:

Farm Acres: 0.00

Description: LOT

Location:

Deed:

Exemption: \$0.00

Description

Rate Per \$100

Taxable Value

Tax

Ambulance Real Estate

0.024000

331,500

\$79.56

Barren Co School Real Estate

0.672000

331,500

\$2,227.68

County Real Estate

0.139000

331,500

\$460.79

Extension Real Estate

0.016000

331,500

\$53.04

Library Real Estate

0.029000

331,500

\$96.14

State Real Estate

0.115000

331,500

\$381.23

Total Tax:

\$3,298.44

GLASGOW KY 42141

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▲ Photo | Courtesy of BCSO

Tax rates per taxing district are shown in this 2025 sample of a Barren County tax bill. Tax bills will appear different depending on the property value and which taxing districts are applied to your tax bill. In this example, the property is valued at \$331,500 with the applicable tax rates for this specific property.

Local Governments

Park City Commissioners approved the 4% increase rate of 27.4-cents per \$100 of assessed value on real estate.

Cave City Council is currently advertising a public hearing ahead of their consideration of approving a 4% increased rate of 13.4-cents per \$100 of assessed value on real estate.

Barren County Magistrates with the county’s fiscal court adopted the 4% increase rate at 12.6-cents per \$100 of assessed value on real estate.

Despite attempts, the *Barren County Progress* did not receive a response from the city clerk on Glasgow’s tax rate consideration after an August 20 e-mail inquiry; however, the city was in the midst of hiring a new treasurer. As of press time, according to another local media report, the City of Glasgow is expected to consider adopting the 4% increase rate of 16.5-cents per \$100 of assessed value.



▲ Photo | Allyson Dix, JPI

Property Value Administrator Kim Shipley displays a vintage aerial map of Glasgow in the local office.

For questions about your property value, e-mail kimberly.shipley@ky.gov or call 270-651-2026.

SHOP LOCAL EAT LOCAL

READ LOCAL

When you support your local newspaper, you support your community.

South Central Rural Telecommunications Cooperative  
Trustee Election

ATTENTION ALL MEMBERS OF  
SOUTH CENTRAL RURAL TELECOMMUNICATIONS COOPERATIVE

BALLOTS WILL BE MAILED FOR THE TRUSTEE ELECTIONS IN DISTRICT II (CANMER AND HORSE CAVE EXCHANGES) AND DISTRICT V (TEMPLE HILL AND GLASGOW EXCHANGES) ON SEPTEMBER 5, 2025.

ALL BALLOTS MUST BE SIGNED BY MEMBER AND DATED. ALL BALLOTS MUST BE RETURNED BY MAIL POSTMARKED NO LATER THAN SEPTEMBER 20, 2025.

IF YOU HAVE ANY QUESTIONS CONCERNING YOUR BALLOT OR THE ELECTION, PLEASE CALL: (270) 651-2163

COOPERATIVE your