

INSPECTION PERIOD /APPEALS CHECKLIST

Types of supporting documentation needed when requesting a conference with the PVA:

FOR RESIDENTIAL PROPERTIES:

- Recent Appraisal - An appraisal with a date no earlier than January 1, 2015 by a licensed appraiser, including appraisals done for refinancing purposes (**At a minimum the first 5 pages**)
- Comparable Real Estate Sales – Recent sales in close proximity to your home with similar characteristics, i.e. design, style, size, and age
Foreclosures or Lender Owned properties are not considered valid comparable sales
- Comparative Market Analysis (CMA) performed by a realtor
- Current realtor listings in your subdivision or immediate area
- For homes less than 10 years old, estimated cost of construction or replacement cost
- For remodels or rehabs, list of cost of improvements
- Authorization letter if you are representing the current owner
- Active Homeowners Insurance Policy
- Any additional documentation you feel would be helpful in determining the assessment of your property

FOR COMMERCIAL PROPERTIES:

- Recent Appraisal - An appraisal with a date no earlier than January 1, 2015 by a Certified Commercial Appraiser.
(The entire Appraisal)
- Rent roll, if applicable
- Income and Expense for Income Appraisal Method
- Pro Forma Analysis Worksheet
- Comparable Real Estate Sales
- Estimated cost of construction or replacement cost
- For remodels or rehabs, list of cost of improvements
- Authorization letter (LOA) if you are representing the property owner
- Any additional documentation you feel would be helpful in determining the assessment of your property

<p>This information can be faxed, (859-334-2126) emailed to (appeals@boonecountky.org) or delivered to the PVA at 2950 Washington Street, Burlington, KY 41005.</p>
