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FAYETTE COUNTY FORCIBLE DETAINER CASES DISPOSED SINCE 1/1/2015

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By

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Statistics Request Overall Description

On May 9, 2025, Research and Statistics received a request for a bulk compilation of Forcible Detainer cases disposed in Fayette County since January 1, 2015, including defendant and plaintiff information, including an indication of whether the court documents listed below were filed in each case:

Document Code	Description
EW	Eviction Warrant
NE	Notice of Eviction
JDF	JUDGMENT FOR DEFENDANT IN FORCIBLE ENTRY & DETAINER - NOT GUILTY
JPF	JUDGMENT FOR PLAINTIFF IN FORCIBLE ENTRY & DETAINER - GUILTY

CourtNet, which provides a summary of cases statewide, was queried for District Court civil cases with the forcible detainer ('FD') case type code disposed since January 1, 2015, in Fayette County, for the presence of the document codes indicated above.

This query also included:

- Name and address data entered related to the defendant party (party type code 'D') in the case
- Name and address data related to the plaintiff party (party type code 'P') in the case.

The presence of document JDF indicates that the court found in favor of the defendant in an FD case, while the presence of document JPF indicates that the court found in favor of the plaintiff in an FD case. These documents are filed independently of the disposition data entered for each case.

Excel Spreadsheet (22_RS9037)

The requested data has been compiled into a Microsoft Excel spreadsheet with a single tab (FD Cases).

FD Cases: Contains case level data, with a unique row for each case, identified by case number.

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Excel Spreadsheet (22_RS9037)

Statistical Analysis Considerations:

- The statistics presented in the attached tables are a snapshot in time, as of the date the data is queried. The data will be compiled following the execution of the Memorandum of Understanding providing for the delivery of this data.
- Indication of the presence of an eviction warrant filed within a case does not mean the defendant was successfully served the warrant by the county sheriff's office.
- Sealed cases are excluded from this query.
- A single case may contain multiple documents filed within it.
- A single case may contain multiple defendant/respondent and multiple plaintiff parties. The party data reported for each case is limited to the top party of each type as entered in the CourtNet database.
- The Defendant/Respondent address is the *correspondence address* and may not reflect the physical address of the defendant/respondent party.

Data Variables Requested

Database	Data Variable	Description
Cases	County	The county in which a case was disposed in. The data queried for this request is limited to Fayette County.
	Case Filing Date	The date a forcible detainer case was filed.
	Case Number	The county unique case number associated with the Forcible Detainer case.
	Defendant / Respondent ID	A serial ID used to uniquely identify the defendant/respondent party among separate cases.
	Defendant / Respondent Address	The street address, city, state, and zip code entered for the case's defendant/respondent party. Please note that this address is the correspondence address and may not reflect the physical address of the defendant/respondent party.
	Plaintiff ID	A serial ID used to uniquely identify the plaintiff party among separate cases.
	Plaintiff Zip Code	The zip code entered for the case's plaintiff party.
	Eviction Notice	A true/false indicating the presence or absence of the document NE (Notice of Eviction) in a case.
	Eviction Warrant	A true/false indicating the presence or absence of the document EW (Eviction Warrant) in a case.
	JDF	A true/false field indicating the presence or absence of the document JDF (JUDGMENT FOR DEFENDANT IN FORCIBLE ENTRY & DETAINER - NOT GUILTY) in a case.
	JPF	A true/false field indicating the presence or absence of the document JPF (JUDGMENT FOR PLAINTIFF IN FORCIBLE ENTRY & DETAINER - GUILTY) in a case.
	Case Disposition	The date each case was disposed.

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Data Variables Requested

	Date	
	Disposition	The disposition manner of each case.

Disclaimer Associated with KCOJ/AOC Database(s) and Element(s)

RESEARCH AND STATISTICS DISCLAIMER

Information received from KYCourts/CourtNet is subject to change(s), reprogramming, modification(s) of format and availability at the direction of the Administrative Office of the Courts (AOC), and may not at any particular moment reflect the true status of court cases due to ordinary limitation(s), delay(s) or error(s) in the system's operation. The KYCourts/CourtNet database is not a real-time system. All datasets are a snapshot of case data at the time a query is run. Case counts are not counts of individuals as some persons may have multiple cases.

The AOC disclaims any warranties as to the validity of the information obtained from KYCourts/CourtNet. The recipient is solely responsible for verifying information received from KYCourts/CourtNet through the cross-referencing of official court records. The AOC shall not be liable to the recipient, or to any third party using the system or information obtained therefrom, for any damages whatsoever arising out of the use of KYCourts/CourtNet.