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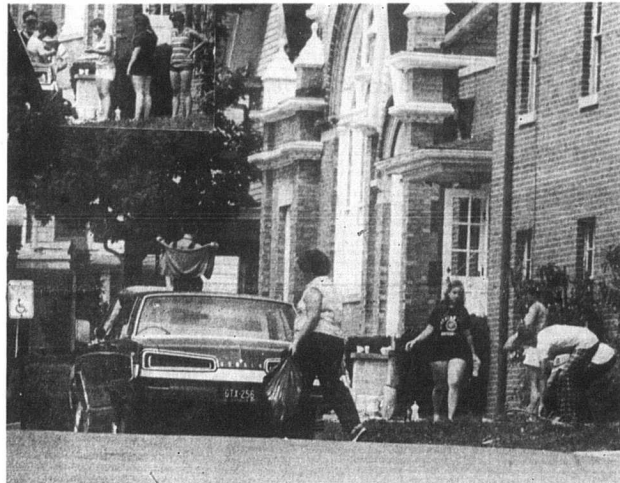
The Carlisle Mercury

Our 110th year, No. 29

Carlisle, Ky. 40311, Thursday, July 21, 1977

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'I'll be glad to sell my house for \$75,000' Cliffway resident stated Monday



From a distance

Looks like the Mercury cameraman was right on top of this car washing situation. The day, Saturday was hot, the kids unaware and the hose washed more than vehicles. These candid views were taken with 1/2 min. lease from just behind the Mercury office.

South Central Bell cites 'real world' costs, files for rate increase

Citing regulatory refusal to recognize the "real world" of inflation and higher costs, South Central Bell has asked the Kentucky Public Service Commission for a statewide increase in telephone rates.

Approval of the \$24.2 million increase, the company said, would make possible a three-year, half-billion dollar program of service improvement and expansion that is essential to avoid impairment of telephone service in the state.

"We must break the constraint of inadequate rates if we're going to meet our customers' needs," said Paul D. McCandless, vice president in charge of Kentucky operations for the company.

"We've reached an extremely critical point that to few people recognize."

"Our success in staying off obvious declines in service quality may have fostered, in some people, a sense of complacency, an impression that good service can be provided forever on a 'shootings,'" McCandless said.

The company proposed increases

MATHEWS APPLICATIONS
TIME CHANGES NOTED
Those applying for Mathews Educational Fund scholarships at the courthouse on Saturday, July 20 and Aug. 4 and 13 may do so between 9 a.m. and 12 noon on July 20, and Aug. 2 between 9 a.m. and 4:30 p.m. Mrs. Lovell Hollar added that the parent's W-2 form must be submitted when the student applies.

Sen. Huddleston seeks to aid agri. areas

WASHINGTON—Senator Walter (Dew) Huddleston has introduced two bills designed to assure that agricultural areas are adequately represented when railroad abandonment decisions are made.

The bill would impose an 18-month moratorium on rail abandonment decisions by the Interstate Commerce Commission and the other would require the secretary of agriculture to develop within six months a report identifying rail lines essential to American agriculture.

Huddleston's introduction of this legislation came as his subcommittee on agricultural production, marketing, and stabilization of prices began two days of hearings last week on the

Rabies Clinic
The Nicholas County Health Center is sponsoring a Rabies Clinic on Saturday, Aug. 6, from 10 a.m. until 3 p.m. at the Health Center. The fee will be \$1.50. You are urged to get your dog or cat vaccinated against rabies. For further information, contact Dr. James Noll at 282-5990.

Lodge to meet
Dougherty Lodge No. 65 will have a called meeting on Saturday, July 23, at 7:30 p.m. on master mason degree work.

Conley attends 2-day HUD meet

Joseph H. Conley attended a two-day community development seminar in Lexington last week directed at informing local officials as to what steps are to be taken next regarding the Henryville HUD grant of \$495,000.

The full application has been submitted to HUD for approval.

State trash removal out

The State will no longer remove trash along the roadways in Nicholas county. All trash receptacles have been removed by the state. Nicholas county officials are asking that all trash that cannot be disposed of on personal property, be taken to the County Landfill.

The county has applied for over \$30,000 in grant money in order to purchase dumpsters for out in the county and a truck to pick up this trash. To date, no approval has been received from Bluegrass Area Development District on this application.

by Jimmy Smith
"I'd be glad to sell my house for \$75,000," stated Carlisle resident Jimmy Shaw of Cliffway Drive, Monday. Mr. Shaw, whose home assessment was raised from \$27,000 to \$75,000 in the recent reassessment of local residential property for tax purposes, was one of several unhappy taxpayers that filed complaints with the Nicholas County Board of Assessment Appeals this week.

Kentucky law says that the assessment placed on a piece of property should be 100% of the market value of that property.

Mr. Shaw echoed the complaints of more than a few Nicholas countians who felt that their property had been unfairly assessed. While Shaw felt that \$27,000 was a low assessment, he was very unhappy with the new 178% increase. After checking with a local contractor, Shaw deduced that he could buy the lot, have his house rebuilt, and do the necessary landscaping for around \$60,000. "If I lived in a \$75,000 home I would be happy to pay the taxes on a \$75,000 home," concluded Mr. Shaw.

A major complaint by those who chose to vocalize their opinion was that the raises weren't consistent. A home comparable to Shaw's located in Kennedy Heights with an additional lot on one side was valued at \$68,000. (A sum not even equivalent to the amount that Shaw had his property raised.)

While nearly everyone, regardless of location, received a stiff hike in his assessment, a comparative study of raises by area shows that the Cliffway Drive area, where Shaw's home is located, and the Lake Carrioco area were the major points of controversy. In these two places homes were as much as doubled in value.

County Property Valuation Administrator, Rose Brady, stated that the reason for the huge increases is that nearly all of the property had been vastly underassessed prior to the recent re-evaluation.

Soon after being appointed to fill the vacancy left by the resignation of Bobby Anderson, Mrs. Brady was informed by the State Department of Revenue that in order to approach the desired 100% market value of all residential property in Nicholas county, she would have to reassess the value of each piece of residential property nine acres or less in the general Carlisle-Lake Carrioco area. And that, based upon a scale involving a ratio of recent sale of property in these areas.

current growth, and inflation), the residential property as previously described should be valued at approximately \$5 million more than was shown on the last assessment.

According to Mrs. Brady, "The farm and commercial properties are more fairly assessed than the residential. They may even be able to get by another year." The rest of the county's residential property (nine acres or less), will come under reassessment next year.

Mrs. Brady then exercised her option to ask the state to send a team to help her in her assessments, in order "that everyone would get a more fair assessment," because Mrs. Brady's words, "I just started the job and didn't know enough about it this year."

They then waited until after the May elections, for obvious political reasons, to begin with the assessments. This threw them behind in their schedule.

The three man assessment team, headed by Jim Gay, Area Supervisor with the Department of Revenue, then used the "Market Data Approach" to reassess the value of the properties in question.

"We took the recent sales of property in a given block and based the rest on that," stated Gay.

The team then went through and appraised the property according to what they thought the statistics showed the house would bring on the market. Taken into consideration was the size of the house, general outside appearance, landscaping, and surrounding homes.

"We never actually go inside a house," said Gay, who is Area Supervisor of some 15 counties. "We really don't have the right and it takes too much time."

When the crew finished their survey they presented their assessment reports to Mrs. Brady for either approval or personal reevaluation.

"From what I know so far," said Mrs. Brady, "the assessments are fair." She did admit, however that if the interiors of the houses had been taken into consideration, it would have probably "made a difference in some cases." But the report was running about a month and a half late and they didn't have time to look into each house.

When asked if she actually thought that the aforementioned Shaw property could actually bring \$75,000 on the market, Mrs. Brady replied, "I'd say that he'd come close to getting that. A lot of people would pay that just to get into Cliffway. And with the new hospital and new doctors moving into town, they will have the money to move into these areas at these prices."

Mrs. Brady feels that the raises in assessment value are fair because they are not a blanket type raise. "We look at each area individually. A blanket raise is not equality," Mrs. Brady said.

Mrs. Doris Whaley, Deputy PVA added, "Everybody has really been getting a tax break. They've not been paying on the actual value of their property."

Mrs. Whaley also pointed out, "the biggest problem is that people don't separate in their minds the property assessment from the tax rate. If the property assessments go up, then the tax rates could go down because it would not require as large percentage of each dollar to attain the needed revenue; where in the past the assessments have been low but the tax rate has been high."

Jim Gay, the man in charge of the assessments team summed up his impressions of the entire issue by saying, "Any time you go review an area where the assessments have been too low, people tend to complain, but if they'll look at the way property is selling, well . . ."

The final decisions on the assessments will be made next week when the Board of Assessments Appeals will consider the evaluation presented to them for reconsideration. Anyone wishing to file an appeal may do so by filing a form obtainable from the County Clerk's office in the courthouse.

Yeiser named ASSC executive director
Secretary of Agriculture Bob Bergland appointed Beverly G. Yeiser to Winchester as Executive Director of the Kentucky Agricultural Stabilization and Conservation Service (ASSC).

As Executive Director Mr. Yeiser will be responsible for carrying out policies of the U.S. Department of Agriculture in the state and county ASSC offices in Kentucky.

Mr. Yeiser has served for the past year as Kentucky Farmer's Advocate the Governor's Farm Representative. He has owned and operated poultry and farm businesses in Kentucky, and has served on various committees at the state, regional and national levels for the Poultry and Egg Association. He was president of Southeastern Poultry and Egg Association in 1970. The new appointee is an active member of the area where the assessments have been too low, people tend to complain, but if they'll look at the way property is selling, well . . ."

"Please turn to page 18"

Vets counselor
A veterans counselor, Howard R. Osborn, of the Department of Human Resources will be at the courthouse Tuesday, July 26 to assist veterans and their dependents with claims for benefits due them as a result of their military service. He will be in Carlisle from 1 p.m. until 3 p.m.

Fish and Game club to meet
The Fish and Game Club will have a potluck supper Friday night, July 22 at 7:30 p.m. at the clubhouse on Hickory Ridge Road.

DARK PICTURE