

The American Dream Is There Trouble In Paradise?

Owning A Home



Owning A Home

Many families have trouble in buying their first home

By Kern Lead
The Carlisle Mercury Staff

CARLISLE — Housing availability isn't a problem in Nicholas County, although affording a home may be. Rose Brady, Nicholas County Property Valuation Administrator, said the average price of residential homes in the county is about \$45,000 to \$50,000. She said property can run as low as \$25,000 or less. According to local realtors, the market for selling property in Nicholas County isn't very good right now.

Larry Wills, Realtor® with Larry Wills Real Estate, said the market is sluggish nationwide. He said the reason homes are selling slowly in Nicholas County is first time home buyers aren't saving money for down payments. Mark Mattax, Realtor® with Mark Mattax Real Estate, said homes aren't selling because the level of income is so low in the county.

He also said it is difficult for people to save enough money for a down payment on a home.

Greg Wills, Executive Vice President of Deposit Bank of Carlisle, said average down payments on homes range from 20 to 40 percent.

"We occasionally lend 80 percent of the purchase price but very rarely," he estimated the average selling price of homes in this county to be \$35,000, of which 20 percent would be \$6,700.

Wills said Deposit Bank issued 16 residential mortgage loans in 1989 and 10 in 1990, through April 31.

He said the average amount of the loans was \$24,000 in 1989 and \$21,000 for this year.

Branda Rector, Branch Manager of Farm Credit Services (in Carlisle), said interest rates vary but Farm Credit Services loans range, as percent, from 7.9 percent to 10.65 percent. She said these rates can also vary according to the type of loan.

Fixed interest rate loans, she added, usually have a higher interest rate than adjustable rate loans.

Rector said Farm Credit Services issues loans of up to 30 years.

Deposit Bank home loans are issued one year at a time, Wills said, and are based on payments of up to 25 years.

Even though realtors say they think the market is slow right now, Brady said a lot of transactions have been going through her office.

"There seems to be quite a bit of activity going on right now. Either people have the money or they are getting the financing."

Brady said some of the property transactions may just be land and property changing hands within a family.

Farmers' Home Administration may be a source of help for Nicholas Countians

Rector said she thinks a lot of homes are being sold through Farmers' Home Administration (FmHA). Rector said with the help of FmHA, "There's something there for everybody."

Mattax estimated 65 percent of new homes built in Carlisle and Nicholas County are being built for FmHA.

He said, "It is one of the major ways to set up financing for those who can't normally afford to buy a home."

Steve Pratt, County Supervisor for FmHA, said the administration makes loans to buy and repair homes.

He said these loans are strictly for families with low income, good credit and who were unable to get credit elsewhere.

He said the guidelines are set based on the size of the family and their needs.

"We give loans for whatever it takes to meet their minimum housing needs."

He said a typical four person family would receive a loan to buy a three bedroom house which he estimated to cost \$40,000.

He said FmHA loans are usually for homes with an area of about 1,000 to 1,500 square feet.

He said, "Any house we make a loan on has to meet certain standards."

Most standards, he said, come from the Kentucky Building Code standards but items such as thermal insulation must be standardized as well.

Pratt said FmHA loans are usually for 20 years and require no down payment.

He said the government also has an interest rate program so the federal government may subsidize interest on the loans.

Therefore, he said, a family can end up paying as little as 1 percent interest.

Pratt said, "The big advantage of a loan from FmHA is that it is a 100 percent loan and the percentage rate is cheaper than commercial banks."

A family of four must have an adjusted income of \$17,850 to be eligible for a FmHA loan, according to Pratt.

He said families' incomes are adjusted according to several factors including number of children.

Mattax said Kentucky Housing Corporation also offers assistance to families with lower incomes by offering a loan for 30 years with a fixed interest rate, currently at 8.45 percent.

Larry Wills said, "We sell homes to people who are basically being supported by the taxpayers."

He said he does not think it is wise for the government to really grant home loans to people with low incomes because many of them do not know how to manage money

and are not able to make their scheduled payments because of mismanagement.

He added people who have better jobs are often not able to buy homes.

"People can rent just about anything they have because rental property just isn't available."

For those selling, price makes a difference. Eugene Snapp, Realtor® with Ray Flory Realtor, said there is no problem with the availability of homes.

There's enough property in different price ranges for people to find just about what they are looking for.

Rector said houses with higher ticket prices don't sell as quickly as those selling for less.

"Houses over \$50,000 are going to sit on the market a while bit longer," Mattax said once the selling price of a home goes over \$50,000 many potential buyers are cut out.

FORECAST:
Rent easy and change Brady said she does not foresee the current trend changing in the near future.

Ray Flory, Realtor® with Ray Flory Realtor, said it is not easy to sell right now but he hopes the situation will change.

Larry Wills said he hopes to see interest rates fall over the end of 1991 and make the market more solid again.

He said the market is the most sluggish it has been in years.

Mattax said an influx of new jobs would be the best way to help the property market in the county because the county income level would be increased.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

find.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

find.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

find.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

find.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

find.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

find.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

find.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

find.

Brady said rental property in the county is not as easy to come by as homes.

"It seems people have a hard time finding decent property to rent at a reasonable price."

She attributed the large number of trailer court properties to the lack of rental property.

She said Syamore Hill and Nicholas Square have helped ease the rental situation but are not as easy to

Reunions

Briery-Ward Reunion
Sunday, September 2, 1990
The Briery and Ward reunion was held in the Washington Center at Blue Licks State Park.

The following attended: Aylette and Elaine Briery, Belleville, Illinois; Shirley and Ardeth Briery, Milford, Ohio; Michael Briery, Cincinnati, Ohio; Mr. and Mrs. Jeffery McDowell and Cody, Aberdeen, Ohio; Paul and Melissa Briery, Shelbyville, Kentucky; Tina and Darwin Briery, Pleasantville, Kentucky; Mr. and Mrs. George Briery, Loud Briery, Mrs. Jennifer B. Clark and Crystal, Emme, Kentucky;

Mrs. Robbie Briery, Elizaville, Kentucky; Budie and Grant Paynter, Blaine, Gay, Ash Paynter, Wesley Gay, Connie and John Alexander and Nona B. Mt. Olivet, Kentucky;

Leo and Corine Kern of Lexington, Kirby, Lois, and Alexis Norman of Lexington, Linda, Christopher, and

Michelle of Carlisle, James, Regina, and Christopher of Kentucky; Mr. and Mrs. Carl Order, Pat Sloan, Randy and Mary Jo Smith, Lexington, Kentucky; Mrs. Clara B. Tatman, Sardis, Kentucky;

Laurie Burton, Bannie Smith, Shannon Pitts, Cheri Hunt, Cindy Campbell, Bobby and Martha Hunt, Teddy Hunt, Ewing, Kentucky; Gordon (Mike) Goss and Wilma Hat, Ripley, Ohio;

Bobby Hunt and Sharon Bassell, Flemingsburg, Kentucky; Orsona Pucini, Breakville, Kentucky; Bob and Mrs. Kenneth Halbrook and Autumn DuPre Nicholasville, Kentucky; Leonard and Addie Sheen, Poynton, Kentucky;

Donnie Roberts and Amber, of Owsingville, Kentucky; Elaine B. Hunt, Paris, Kentucky; Shannon Trepp and Bobbie Ware, Newport, Kentucky; Mr. and Mrs. Alton Briery, Independence, Kentucky;

From Mayville and Mason County Kentucky Betty and J.P. Anderson, Anna F. and Ralph White, Robert and Phyllis Landreth, Meredith and Beth Campbell, Dana Bare, Jimmie and Jerry Campbell, Edwin and Thersia McDowell.

From Carlisle and Nicholas County:

Evlyn Briery, Pauline and Barbara Marshall, Charles and Louise Gatos, Sophie Myner, Emma and Houston Sparks, Daryl and Tina Sparks, Kenneth and Lorella Stephenson and Alpha Briery.

We have lost three of our members since last year: Mrs. Nancy Grouse, W.S. (Bill) Ward and George B. Briery.

Michael Reunion
A Michael Reunion was held in Blue Licks State Park on Monday, September 18, 1990.

In honor of Mrs. Nancy Mitchell a Good time was had by all who attended. Those attending were: Mrs. Nancy Mitchell of Millersburg who was the oldest one who attended at the age of 82; Ruthella and Lynn Evans of Manchester, Ohio; Elizabeth and Rev. Clay Jolly of Manchester, Ohio; Mary Lou Breide, and Latsaya Jackson of Carlisle, William (Bill) Mitchell of Carlisle;

Leo and Corine Kern of Lexington, Kirby, Lois, and Alexis Norman of Lexington, Linda, Christopher, and

Michelle of Carlisle, James, Regina, and Christopher of Kentucky; Mr. and Mrs. Carl Order, Pat Sloan, Randy and Mary Jo Smith, Lexington, Kentucky; Mrs. Clara B. Tatman, Sardis, Kentucky;

Laurie Burton, Bannie Smith, Shannon Pitts, Cheri Hunt, Cindy Campbell, Bobby and Martha Hunt, Teddy Hunt, Ewing, Kentucky; Gordon (Mike) Goss and Wilma Hat, Ripley, Ohio;

Bobby Hunt and Sharon Bassell, Flemingsburg, Kentucky; Orsona Pucini, Breakville, Kentucky; Bob and Mrs. Kenneth Halbrook and Autumn DuPre Nicholasville, Kentucky; Leonard and Addie Sheen, Poynton, Kentucky;

Donnie Roberts and Amber, of Owsingville, Kentucky; Elaine B. Hunt, Paris, Kentucky; Shannon Trepp and Bobbie Ware, Newport, Kentucky; Mr. and Mrs. Alton Briery, Independence, Kentucky;

From Mayville and Mason County Kentucky Betty and J.P. Anderson, Anna F. and Ralph White, Robert and Phyllis Landreth, Meredith and Beth Campbell, Dana Bare, Jimmie and Jerry Campbell, Edwin and Thersia McDowell.

From Carlisle and Nicholas County:

Evlyn Briery, Pauline and Barbara Marshall, Charles and Louise Gatos, Sophie Myner, Emma and Houston Sparks, Daryl and Tina Sparks, Kenneth and Lorella Stephenson and Alpha Briery.

We have lost three of our members since last year: Mrs. Nancy Grouse, W.S. (Bill) Ward and George B. Briery.

March, Virgil Mattar, Mary Fannin, Jack Adams, Bud and Jo Booth and Vaughn and Kathleen Stutz.

In addition, Fred and Lella Hiller, Gary and Debbie Hill, Naomi Strapp, Emma Mastin, Wendree and Ruby Clark, Mr. and Mrs. Randy Grouse and two children.

The date will be changed from the third Sunday in September to the second Sunday in September, next year, and the group will meet at the home of Charley and Lois Grouse on Cook Road in Harrison County.

Reunion reunion
The Robinson-Manley Hatton Reunion was held Sunday, September 16, 1990, at

the home of Mr. and Mrs. Eugene Robinson of East Union. Those attending were Lena Hunt, Robert Hatton, Jr., Mary Alice Compton, Essil Compton, Tim Compton, Bernadine Compton, Catherine, Omar Crouch, Leah Crouch, Pauline Crouch, Jeffrey, Sue Tolson, Marion Tolson, Robbin Tolson, Ruth Warner, Sandy, Shaun David and Kaylee Crump, Damon Vico, Dana Vico, Jimmy Woods, Carolyn and Allie Vico, Jr.

Also attending were Billy, Yami, Start and Nathan Robinson, Bud, Marilyn, Chad, and Shaun Bertruff, Faye, Melanie, Dustin and Donald Robinson, Ralph Robinson, Sue Courtney, Greg and Karen Robinson, Eugene and Pansy Robinson and Germain Courtney.

There was music in the afternoon by Greg Robinson, Louis Coon and Ralph Robinson.

Nicholas School Board to hold Saturday meeting
By Tim Jones
The Carlisle Mercury Staff

CARLISLE — The Nicholas County Board of Education will hold a called board meeting Saturday, September 29, 1990 at 1 p.m.

The meeting will be held at the board of education office. The meeting is being called to have a public hearing on the records adoption of the three percent utility gross receipts license tax.

The public meeting is being held due to the attorney general's opinion on the utility tax, issued on September 29, Attorney General Fred Crum, ruling on a question posed to the office by the Lewis County School District, said "any board of education that

seeks to levy a utility gross receipts license tax, must comply with the notice and hearing requirements."

The school board had originally passed the tax because the Education Reform Act had allowed school districts to raise revenues through a local income tax, occupational tax or utility tax. The Reform Act specifically states any tax levied on public education must be done at a public hearing if a school board passes the resolution before July 13, 1990. After this date, there is no requirement for a public hearing in the act.

The Nicholas County board passed the utility tax, which includes a tax on cable television, in August.

Approximately 55 school boards around Kentucky have passed utility taxes under the Reform Act.

All Day Singing & Dinner on the Grounds
Pastor Darrell Sexton & the congregation of Carlisle Assembly of God invite you to join our Homecoming Services, Sunday, September 30 beginning at 10:00 a.m.

Our Schedule:
10:00 a.m. Sunday School for all ages (nursery)
11:00 a.m. Homecoming worship service
Mid directly after morning worship
2:00 p.m. - ? Singing by various groups & soloists

Our speaker is Rev. James Robinson who has pastored various churches in this area for many years.
At present he pastors New Life Church at Orangeburg, KY. He will also be preaching revival services Monday night through Wednesday night at 7:00 p.m.
All are invited to attend any and all of these meetings. For more information call 289-5749.

Tourism Talk

Tourism, Inc.'s historic site tours for 1990 have come to an end. This summer four sites were opened to the public on July 6, August 18, 19, September 22 and Oct. 15. The sites were Daniel Boone's Cabin, Boone's last home in Kentucky, Forest Retreat, home of Thomas Metcalf's tenth generation of Kentucky, Forest Retreat Tavern, a famous inn and stagecoach stop and the Hilldred School, a 1900's schoolhouse used in the PBS filming of "Huckleberry Finn."

The opening of four sites five dates was an ambitious undertaking for the newly established tourism group. Many details had to be worked through to accomplish a successful event.

Nicholas Countians responded to requests for assistance in an extraordinary manner. The Taylor Ashby family, who own three of the historic sites, graciously allowed them to be opened. Gail Hughes and Jeanette Hughes of Forest Retreat Farms, Inc. worked as liaisons between Tourism, Inc. and the Ashby family. They assisted in making the tour sites ready for visitors.

There was music in the afternoon by Greg Robinson, Louis Coon and Ralph Robinson.

Nicholas School Board to hold Saturday meeting
By Tim Jones
The Carlisle Mercury Staff

CARLISLE — The Nicholas County Board of Education will hold a called board meeting Saturday, September 29, 1990 at 1 p.m.

The meeting will be held at the board of education office. The meeting is being called to have a public hearing on the records adoption of the three percent utility gross receipts license tax.

The public meeting is being held due to the attorney general's opinion on the utility tax, issued on September 29, Attorney General Fred Crum, ruling on a question posed to the office by the Lewis County School District, said "any board of education that

seeks to levy a utility gross receipts license tax, must comply with the notice and hearing requirements."

The school board had originally passed the tax because the Education Reform Act had allowed school districts to raise revenues through a local income tax, occupational tax or utility tax. The Reform Act specifically states any tax levied on public education must be done at a public hearing if a school board passes the resolution before July 13, 1990. After this date, there is no requirement for a public hearing in the act.

The Nicholas County board passed the utility tax, which includes a tax on cable television, in August.

Approximately 55 school boards around Kentucky have passed utility taxes under the Reform Act.

Tourism Talk

Tourism, Inc.'s historic site tours for 1990 have come to an end. This summer four sites were opened to the public on July 6, August 18, 19, September 22 and Oct. 15. The sites were Daniel Boone's Cabin, Boone's last home in Kentucky, Forest Retreat, home of Thomas Metcalf's tenth generation of Kentucky, Forest Retreat Tavern, a famous inn and stagecoach stop and the Hilldred School, a 1900's schoolhouse used in the PBS filming of "Huckleberry Finn."

The opening of four sites five dates was an ambitious undertaking for the newly established tourism group. Many details had to be worked through to accomplish a successful event.

Nicholas Countians responded to requests for assistance in an extraordinary manner. The Taylor Ashby family, who own three of the historic sites, graciously allowed them to be opened. Gail Hughes and Jeanette Hughes of Forest Retreat Farms, Inc. worked as liaisons between Tourism, Inc. and the Ashby family. They assisted in making the tour sites ready for visitors.

There was music in the afternoon by Greg Robinson, Louis Coon and Ralph Robinson.

Nicholas School Board to hold Saturday meeting
By Tim Jones
The Carlisle Mercury Staff

CARLISLE — The Nicholas County Board of Education will hold a called board meeting Saturday, September 29, 1990 at 1 p.m.

The meeting will be held at the board of education office. The meeting is being called to have a public hearing on the records adoption of the three percent utility gross receipts license tax.

The public meeting is being held due to the attorney general's opinion on the utility tax, issued on September 29, Attorney General Fred Crum, ruling on a question posed to the office by the Lewis County School District, said "any board of education that

seeks to levy a utility gross receipts license tax, must comply with the notice and hearing requirements."

The school board had originally passed the tax because the Education Reform Act had allowed school districts to raise revenues through a local income tax, occupational tax or utility tax. The Reform Act specifically states any tax levied on public education must be done at a public hearing if a school board passes the resolution before July 13, 1990. After this date, there is no requirement for a public hearing in the act.

The Nicholas County board passed the utility tax, which includes a tax on cable television, in August.

Approximately 55 school boards around Kentucky have passed utility taxes under the Reform Act.

Torter Joints

**Interior - Exterior
Basement - Roof**

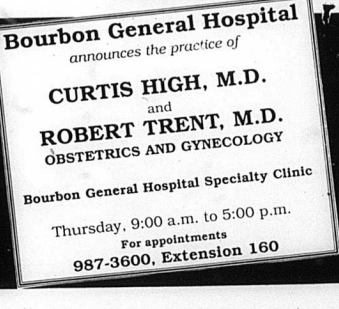
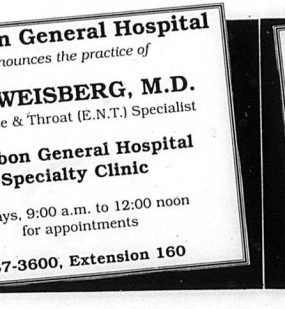
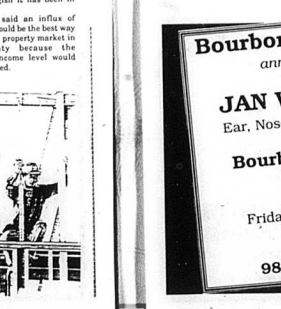
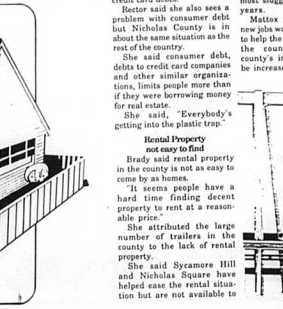
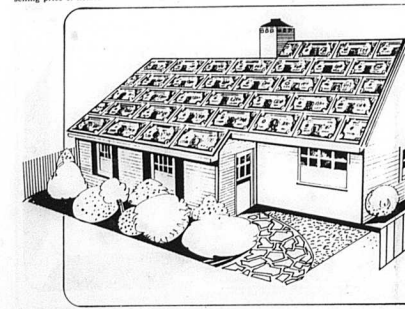
- Easy to use
- Goes further with half the paint
- Good scrubability to last longer
- Custom mixing with over 1,000 beautiful colors

• We have a complete line of painting supplies to meet your every home fix-up need!

**Interior Latex
Wall Paint**
As Low As
\$12.95
Per Gal.

White & Some Colors

Garrett's Furniture
222 W. Main Carlisle, KY 289-2308
Hours: Hours 9:00 A.M. - 6:00 P.M. Mon. - Sat. 8:00 A.M. - 7:00 P.M. Sun.



Bourbon General Hospital

announces the practice of
JAN WEISBERG, M.D.
Ear, Nose & Throat (E.N.T.) Specialist

Bourbon General Hospital Specialty Clinic

Frídays, 9:00 a.m. to 12:00 noon
for appointments

987-3600, Extension 160

Bourbon General Hospital

announces the practice of
CURTIS HIGH, M.D.
and
ROBERT TRENT, M.D.
OBSTETRICS AND GYNECOLOGY

Bourbon General Hospital Specialty Clinic

Thursday, 9:00 a.m. to 5:00 p.m.
For appointments

987-3600, Extension 160