

1991-92 NCHS Girls' and Boys' Basketball A Dream Maker Special Inside

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Nicholas County Planning and Zoning address old business

By Josh Shephard
of the Carlisle Mercury Staff

CARLISLE — Discussion over a specific definition of a modular home to be amended in to the Carlisle definition of a dwelling unit continued in the Planning and Zoning meeting last Thursday evening.

Due to the absence of Planning and zoning attorney Billy Hopkins, board enforcement officer Gayle Vandingham, and one member of the board, the remaining board members centered themselves with a short discussion of old business before adjourning.

Chief among the items discussed was an effort to straighten out a confusing situation with the Carlisle City Council in regard to modular homes within the city limits of Carlisle.

Although council has already included and adopted the term modular home into their definition of a dwelling unit, further issues as to accuracy of definition continue to bedevile Planning and zoning board members.

Board chairman Jerry Galbraith said he has tried on many occasions to have a representative of the Bluegrass Area Development District return with its own definition of a modular home. Without input from BARD, he said, the modular home question still exists as an issue.

The pond located on the John Eton farm in front of the Carlisle Cemetery has apparently gone unfilled, despite a letter informing Eton that the pond must be filled. Board members felt more stringent efforts to have the pond filled in were in order.

Lastly, board member Sam Reynolds said he has heard some public concern expressed about a pond located on property owned by Harry Sparks.

Apparently, the pond had, many years ago, been required to be breached.

However, reports are that the pond has re-filled.

Planning and Zoning members, however, were unable to make any kind of decision on the pond, because it is out of the limits of the city. The board has no jurisdiction.



The Nicholas County Lions Club Bicentennial Spring Horse Show fifth class of the night was the Nicholas County (only) Pleasure Horse (walk-pleasure) class. Nicholas County riders participating were: Sabrina McFarland on Aunt Jamaica first place, Jimmy Mitchell on O'Clock second place, Steve Herrington on Duke third place, Carolyn Hawkins on Cit-K fourth place, Darry Hawkins on Maggie, Larry White on Sheba, Brandon Mattox on Rebel, Josh Abnee on April, Kim Sosby on Copy's Touch of Carbon, and Lori Mullins on Cody.

PVA property value appeals processed change

By Josh Shephard
of the Carlisle Mercury Staff

CARLISLE — Property owners, new legislation has been passed which significantly changes the appeals process on the evaluation of your home and land.

According to Property Valuation Administrator Rose Brady, new laws passed in the recent Kentucky legislative session have made the procedure for appealing the estimated property value assessed by the county PVA office for purposes of determining property taxes at the state level.

This legislation, which went into effect immediately following its signing by Governor Brereton Jones late in the 1992 legislative session, will require individual property owners to be present at a formal appeal hearing and must produce concrete evidence that a PVA assessment of property was too high before a local board of appeals can consider whether the assessment was, indeed, excessive.

Then and only then can an adjustment to an assessment be made, Brady said.

What property owners appeal is the estimate the PVA office has made on a particular household and property. The estimate is a judgment of the fair market value of the property.

The county assessor, Brady said, is somewhat limited in their ability to make a judgment because some variables, such as the interior condition of a home, may actually devalue the household. In other cases, the house may be inaccurately assessed because of some kind of technical mistake.

Therefore, an appeals process is set up for taxpayers to correct a mistaken property assessment.

Prior to the latest Kentucky legislation, the appeals process was fairly informal. Brady said. If after a personal conference with the county PVA or deputy, an appeals hearing was found to be in order, the property owner was not required to produce any data whatsoever to back up their claim before a local PVA appeals board, nor did they have to be present when the appeal came before the board.

In 1992, however, the informality of the appeals process has been discarded in favor of a more structured system, Brady said.

First and foremost, how-

ever, is that room for individual conferences between a property owner and the PVA office has been preserved. After filing a formal appeal, the main elements of the 1992 legislation go into effect, Brady said.

There is a 25 day waiting period in which property owners must gather concrete evidence that an assessment is too high.

Evidence can come in many forms such as insurance value estimates, construction costs, comparable sales within a particular area, the physical characteristics of the land, real estate sales listings, etc. Anything that can be verified and proven to be a fair assessment of the property, Brady said.

If the taxpayer provides no factual information or data at all concerning the value of the property at the local board hearing, the appeal will be denied and thrown out of consideration.

It is, however, not required the property owners themselves be present at the appeals as long as they have arranged for another person to represent their claim.

However, this person must be either an attorney, a certified public accountant, a real estate appraiser, a Kentucky licensed real estate broker, or an employee of the taxpayer according to the legislation.

In recent years, problems have arisen in Kentucky and other states with individuals challenging an assessment without the consent or even the knowledge of the property owner.

In that appeal, a property owner must state the address and location of the property, reason for the appeal, and a personal estimate of the fair market value.

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Magistrates review county redistricting

By Josh Shephard
of the Carlisle Mercury Staff

CARLISLE — Through as yet unofficial, redistricting of magisterial precincts throughout Nicholas County has at Conservation District to host Stewardship week April 26-May 6

Featuring the vital role that trees and forests play in conserving soil and water resources, the Nicholas County Conservation District is encouraging local schools, camps, churches, organizations and individuals to join the nationwide observance of Soil and Water Stewardship Week, April 26-May 6, 1992.

The local conservation district, which works throughout the year to conserve soil and water resources, is providing literature and materials to churches and organizations throughout the community. The local district is one of nearly 3000 conservation districts nationwide that works with the National Association of Conservation Districts to encourage the wise use of natural resources through the annual week-long observance.

Edge Allen Darrell, Chairman of the Nicholas County Conservation District, said he hopes Stewardship Week will encourage individuals to think about their relationship with trees and soil and care for trees in urban and rural areas. "Every citizen has the opportunity to plant a tree, care for a newly planted seedling, look after mature trees or send financial support to someone who will do these tasks."

Materials designed with the Nicholas County Conservation District may be obtained by calling or visiting the district office during business hours at the Nicholas County Conservation District located at Moorefield Road. The phone number is 606-789-9254.

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Nicholas County Judge Executive Reese Brown and Carlisle Mayor Frank Hughes signs proclamation that April 26-May 3 is Stewardship Week. Eugene Letcher a board member of the Conservation district was present for the signing.

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