

COMMUNITY

Nicholas and Robertson County Circuit Court sentencing for the month of April 2026

From the Commonwealth's Attorney's Office - 18th Judicial Circuit Facebook page

Offense... to be served consecutively to any felony sentences previously imposed upon Mr. Thomas. Probation was granted.

hicle While Under the Influence - 2nd Offense, Menacing, Possession of Open Alcoholic Beverage in the 2nd Degree, and Persistent Felony Offender in the 2nd Degree... to be served consecutively to any felony sentences previously imposed upon Ms. Wright. Probation was denied. Ms. Wright will not be released on probation, shock probation, conditional discharge, or parole until she has served at least 50% of

the sentence imposed. PRISON - David Dwayne Watkins... sentenced to a total of 1.5 years imprisonment on the charges of Possession of a Controlled Substance (Methamphetamine) in 1st Degree - 3rd or Subsequent Offense, and Possession of Drug Paraphernalia... to be served consecutively to any felony sentences previously imposed upon Mr. Watkins. Probation was denied.

Local organizations receive grants from Kentucky Opioid Abatement Advisory Commission

Last Thursday Kentucky Attorney General Russell Coleman announced nearly \$34 million in grants awarded by the Kentucky Opioid Abatement Advisory Commission to more than 100 Kentucky organizations to help combat the drug use epidemic in the Commonwealth.

for Youth in Foster and Kinship Care - Rowan, Perry, Whitley, Fayette, Laurel Counties

- \$235,000 to Morehead State University - Morehead State University Collegiate Recovery Resource Center - Rowan, Montgomery, Boyd, Floyd Counties

- \$249,759 to St. Claire Regional Medical Center, Inc., -Youth Prevention Ambassadors - Boyd, Carter, Clark, Montgomery, Rowan Counties

- \$198,906 to University of Kentucky Research Foundation - #ChampionHealth Live Like a Champion: Expanding Youth Substance-Use Prevention (Grades 4-8) Through Statewide Regional Train-the-Trainers Partnerships - Fayette, Lawrence, Rowan, Montgomery Counties

- \$357,996 to Young People in Recovery - Young People in Recovery - The More You Know - Carter, Boyd, Rowan, Laurel Counties

- \$297,350 to Comprehend, Inc. - REACH Expansion: Bringing Evidence-Based SUD/OD Treatment Closer to Home - Fleming, Lewis, Mason, Bracken, Robertson Counties

- \$434,596 to Fivco Area Development District - Boyd County Recovery Community Center Initiative - Boyd, Carter, Lawrence, Elliott, Greenup Counties

- \$224,995 to Girl Scouts of Kentucky, Wilderness Road Council, Inc. - Fostering Resilience: Girls Scout Troops

ance where both buyers and sellers can find opportunity. And buyers aren't as rushed to decide as they have been in previous years.

Some of that balance was revealed with the average number of days homes spent on the market. In March, homes were available for just over two months, or 62 days, the longest in over 6 years. This is a 9% increase over both last year and the previous month. The median days on market also rose to 33 days, up 8 days from the previous year's 25 days.

Interest rates inched up in March to 6.18, a 2% gain from the previous month of 6.05%. From the previous year, the rate was 7% lower when it averaged more than a half percent higher at 6.65%. Rates have been in flux for the past several weeks, however, the Fed has stated they

could drop below 6% in the fourth quarter depending on global events and the inflation rate.

As the region's leading advocate for homeownership, Bluegrass Realtors® understands the value and joy of owning a home. The Association represents more than 4,000 Realtors® located in 38 counties: Anderson, Bath, Bell, Bourbon, Boyle, Casey, Clark, Clay, Elliott, Estill, Fayette, Franklin, Garrard, Harrison, Henry, Jackson, Jessamine, Knox, Laurel, Lee, Lincoln, Madison, McCreary, Menifee, Mercer, Montgomery, Nicholas, Owsley, Powell, Pulaski, Rockcastle, Rowan, Russell, Scott, Shelby, Wayne, Whitley and Woodford counties. Visit www.bluegrass-realtors.com for up-to-the-minute real estate listings and buying and selling resources.

Nicholas County Board and Board Members

Boards and Board Members

Nicholas County Fiscal Court - Judge-Executive Steve Hamilton, County Attorney Dawn Letcher, Magistrates Kenny Holbrook, Matt Hughes, Rodney Matthews, Tommy Crawford, and Ross Haney

Nicholas County School Board - Superintendent Doug Bechman, County Attorney Dawn Letcher, Chair-

person Cheryl Rawling, Vice Chair Brenda Mattox, Sharon Wilson, Jarad Brumagen, and Shawna Hatton

Nicholas County Fire Protection District Board - Fire Chief and Emergency Management Director Doug French, Chairperson Pat McCarty, Nathan Matthews, Andy Whirles, Secretary Esther Gaunce, Andy Whirles, Treasurer Vince Sbanotto, and

Len Needham

Soil Conservation Board - Chairman Andrew Fugitt, Vice Chair Todd Gaunce, Treasurer Bill Bedini, Denise Matthews, Eddie Tincher, Jimmy Martin, and Heather Garrett

Library Board - Ashley Vice, Bunny Scanlon, Sandy Hamilton, and Everett Pfanstiel

Nicholas County Water District Board - Chairman Silas Cleav-

er, Secretary Phillip McDonald, David Tincher, Kenton Holbrook, and Justin Massey

Nicholas County Fair Association, Inc. Board - Fiscal Court Member Steve Hamilton, Ag Educator Madison Planck, Park & Rec Josh Fryman, Livestock Board Shelby W. Kirby, Ag Business Chad Price, and Citizens-At-Large Dalton Fryman, Dana Bromagen, Si Cleaver, and Mike Berry

March real estate bounces back to close out a solid first quarter

MAJOR CATEGORIES SHOWED POSITIVE TRENDS GOING INTO THE SPRING

The Bluegrass housing market is gaining momentum as the spring buying season begins, with data showing increased activity across several key indicators, including sales, inventory, and pricing.

A total of 1,009 homes were sold in March, up from 995 in 2025, marking a 1.5% increase year-over-year. Sales were also up 14% from the previous month and continued a four-month trend of increases. Nationally, home sales dropped for the third month which indicates the steady demand for housing in the Bluegrass region.

For the first quarter, sales were up 5% with 2,706 transactions completed compared to 2,581 last year.

Single-family sales in March saw a slight 1% increase, with 942 homes sold compared to 932 last year, while townhouse and condo sales rose 6% from 63 units in 2025 to 67 this year. Townhouses and condos represented just over 7% of the market.

New construction sales slowed by 7% from a strong 2025 that had 137 sales in March, compared to 127 this year. However, March posted a 44% increase in new

construction sales from the previous month's total of 88.

"Spring is traditionally the busiest time of year for real estate, and we're seeing that play out with a surge in closed transactions and pending sales," said Mike Inman, president of Bluegrass Realtors®. "More inventory will also give buyers additional choices, which is a positive shift compared to the tight conditions of the past few years."

With property showings turning around in March, increasing 2% compared to the previous year, pending sales followed with 1,552 homes going under contract. That's a 14% jump from the 1,368 homes in 2025 and the highest March total since 2022. Pending sales were up 8% year-over-year to close the first quarter.

Inventory levels continue to improve, with 3,716 homes available in March, a 6% increase over the 3,500 homes available last year. Although the monthly number showed a slight drop from the previous month, the March inventory level was the month's highest since the start of the pandemic in 2020. Inventory has now posted 29 months of

consecutive year-over-year growth.

Improved sales led to months of inventory dropping from February's 4.1 months to 3.7 months in March, a 10% decline. Year-over-year, months of inventory improved 6% from 3.5 months and was the highest recorded in March since 2018.

"With more homes hitting the market and strong buyer interest already in place, we should experience an active and competitive spring season," continued Inman. "Now is an ideal time for buyers to take advantage of increased selection before the traditional buying season peaks."

After a temporary slowdown in new listings due to harsh weather, homes coming on the market surged in March. New listings jumped 69% month-over-month, with 2,022 homes in March compared to 1,198 in February. Compared to last year, listing activity grew 9% from 1,858 in 2025. To end the first quarter, new listings remain up 8% compared to 2025.

Home prices in March reflected slowing appreciation with a moderate 3% rise year-over-year.

The median home price closed at \$280,000, a record high for March, compared to \$271,134 last year but represents a decline from \$285,000 the prior month. However, the annual improvement now stands at 4 months after snapping a trend of multiple year increases in November 2025. For the quarter, prices outpaced last year by 5%.

Single-family home prices in March rose 2% to \$280,000, up from \$275,000 last year while townhouse and condo prices jumped 6% to \$242,900 from \$230,000 in 2025.

An increase in both sales and prices in March helped push the volume of real estate sales to \$324 million for the month, an improvement of 7% compared to the \$302 million recorded in March 2025. For the year, the volume of transactions hit \$880 million versus \$794 million last year, an 11% increase.

"Price growth remained steady but not overheated, which is encouraging for long-term market stability," stated Inman. "We're moving toward a healthier bal-

ance where both buyers and sellers can find opportunity. And buyers aren't as rushed to decide as they have been in previous years."

Some of that balance was revealed with the average number of days homes spent on the market. In March, homes were available for just over two months, or 62 days, the longest in over 6 years. This is a 9% increase over both last year and the previous month. The median days on market also rose to 33 days, up 8 days from the previous year's 25 days.

Interest rates inched up in March to 6.18, a 2% gain from the previous month of 6.05%. From the previous year, the rate was 7% lower when it averaged more than a half percent higher at 6.65%. Rates have been in flux for the past several weeks, however, the Fed has stated they

2026 INSPECTION PERIOD FOR THE ROBERTSON COUNTY PROPERTY TAX ASSESSMENT ROLL

The Robertson County real property tax roll will be open for inspection from May 4th through May 18th, 2026. Under the supervision of the property valuation administrator (PVA) or one of the deputies, any person may inspect the tax roll.

This is January 1, 2026, assessment on which state, county, and school taxes for 2026 will be due about October 1, 2026.

The tax roll is in the office of the property valuation administrator in the county courthouse and may be inspected between the hours of 9am-4pm Monday, Tuesday, Thursday and Friday and 9am-noon on Wednesday and Saturday.

Any taxpayer desiring to appeal an assessment on real property made by the PVA must first request a conference with the PVA or a designated deputy. The conference may be held prior to or during the inspection period. Conferences may be in person, may be held by telephone; or you may exchange correspondence requesting a conference with the PVA via email or fax. Written documentation supporting your opinion of value will continue to be required no matter what the method. You will be instructed on the best method of submitting your documentation after contacting our office regarding your request to have a conference.

Any taxpayer still aggrieved by an assessment on real property, after the conference with the PVA or designated deputy, may appeal to the county board of assessment appeals.

The appeal must be filed with the county clerk's office no later than one workday following the conclusion of the inspection period. Please contact the county clerk's office to receive instructions on the method the office is using to accept appeals this year and to obtain a form that can be used to file your appeal.

Any taxpayer failing to appeal to the county board of assessment appeals, or failing to appear before the board, either in person or by designated representative, will not be eligible to appeal directly to the Kentucky Board of Tax Appeals.

Appeals of personal property assessments shall not be made to the county board of assessment appeals. Personal property taxpayers shall be served notice under the provisions of KRS 132.450(4) and shall have the protest and appeal rights granted under the provisions of KRS 131.110.

The following steps should be taken when a taxpayer does not agree with the assessed value of personal property as determined by the property valuation administrator.

- (1) He must list under protest (for certification) what he believes to be the fair cash value of his property.
- (2) He must file a written protest directly with the Department of Revenue, Office of Property Valuation within 30 days from the date of the notice of assessment.
- (3) This protest must be in accordance with KRS 131.110.
- (4) The final decision of the Department of Revenue may be appealed to the Kentucky Board of Tax Appeals.

Annette Lovins
Robertson County Property Valuation Administrator
P.O. Box 216, 26 Court Street
Mt. Olivet, KY 41064
Phone: 606-724-5213 Fax: 606-724-9980
Email: annette.lovins@ky.gov

City of Carlisle

2025 Delinquent Property Taxes

On April 13, 2026 the City of Carlisle will file a lien with the Nicholas County Clerk on all unpaid property taxes for 2025. Anyone paying before the above date will have their name stricken from the list.

Bill #	Name	Amount
17	Allen Heirs	\$11.98
19	Allife Inc	\$14.98
35	Angulo Pacheco	\$74.87
54	James Bean Est	\$164.72
55	Joe Beatty IV & Madalyn	\$199.15
65	Earl Bills	\$191.66
73	Allison Boone	\$74.87
98	Alice Buckler Est	\$143.75
101	David Bumpase	\$101.82
127	Paul Capo	\$38.19
166	William Clark Est	\$131.77
167	William Clark Est	\$41.93
168	William Clark Est	\$763.67
172	Cheyenne Clifford & Breanna Baker	\$44.93
221	Rodney & Naomi Dale Est C/O Rodney D Dale	\$125.78
228	James Davis C/O William & Kristy Nelson	\$149.74
300	Darrell Finch	\$104.82
382	Wesley Grant	\$80.86
485	Bryan Hurst	\$269.53
492	Jade Inc	\$1796.85
581	Lacking Valley Internal Medicine	\$19.92
599	Bessie Mann Est	\$161.72
645	Millennial Ventures	\$164.72
784	Clark & Peggy Ring Est	\$133.27
851	Alex & Jasper Simpson Est C/O Joyce Jackson	\$5.99
879	Southern Investments	\$56.91
897	Noreen Stevens Est C/O Nora Stevens	\$14.98
949	Mary Tincher Est	\$155.73
979	Donnie Tucker	\$176.70
1071	Scott Zornes	\$59.90