

Real Estate

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation

of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity evidence. **DELPHI** - Spacious, luxury geothermal, 2-bdrm. home with attached 2-car garage in Hillcrest Manor Subdivision. 765-564-3060, ask for Lisa or Jeff. 311f

BATTLE GROUND FARMS - .46 acres to 3 acres, \$20,000 to \$31,500. SR43N., right on CR800N., left on CR275E. F.C. Tucker (765) 448-4884. Sonnie (765) 404-9979. 291d

MUST SELL - 309 N. Center Street A must see. Great first home or rental property. Very motivated seller, please make an offer. See flier outside for details or call Eric @ 912-638-6260. 2914d



Stan & Kathy Hyman
765-412-3676
email: stanhymanrealtor@gmail.com
web: mycarrollcounty.com



415 W Front Street, Delphi
2 bedroom, dining, large eat-in kitchen, laundry room, mud room, garage w/workshop. Fenced yard. Central air, basement
MLS 9928647 \$74,900



603 E Franklin Street, Delphi
Bargain priced for handyman 2 bedroom, dining room, kitchen, laundry room, mud room, wrap around porch. Central air, 4 year old roof.
MLS 9929600 \$59,900

RE/MAX realty one®

For More Information
Call Marlene Butcher at
574-967-3070



MARLENE'S NEW LISTING

1104 S. Center St., Bringham
Great location for this ranch home at the south edge of Flora with a full basement. This home features a fully applianced Zinn kitchen, some hardwood floors, fireplace, large breezeway and a new roof. With some decorating touches this would make a great home. Seller is providing a home warranty. \$99,900.
Call Marlene @ 574-967-3070 or Cell 765-434-1756

Price Reduced



Fixer Upper, or Good Investment type property. Remodeling has been started but, not finished. 3 bdrm, 1 bath, nice hardwood floors in living and dining rms. Could be very nice home when finished. 2 1/2 car garage. Lot of the materials to finish house are available. House will be SOLD AS/IS, No repairs to be made. Estimate to finish in file. The Sales Agreement must be approved by lender before agreement is finalized. MLS 16825 \$30,000 Call:
Edward C. Reynolds
Twin Lakes Sports Realtor
Associate Broker/GRI/CRS
Help-U-Buy of Monticello, Inc.
1-800-801-1528
Cell 574-870-0448

Mobile Homes

MOBILE HOME BEST OFFER!!
'76 Holly Park (14' x 57'). good condition, w/enclosed porch (10'x24') and canopy (10'x15'). Includes refrig, stove, dishwasher, cabinets & washer/dryer. Located at 218 E. Cumberland St., Camden. Purchaser will be responsible for any moving expenses.
Contact Pete Wagoner (574) 686-2475.

Too Late to Classify!

GRAVELY LAWN MOWER - 60-inch deck, Promaster 200 series powered by Kohler engine model CV205 with 925 hours. Excellent condition. Call (765) 430-4035 or (765) 379-3191.

carrollcountycomet.com
Real Estate

New Listing



163 Otten Rd., Rossville
Move in Condition - Priced - to - Sell!
3 bedroom ranch style home tastefully decorated featuring a new roof, new deck & fenced-in back yard. Rossville Schools, Really Must See! \$125,900 - Call Don Craft at 574-967-3091

CRAFT & MICHAEL AUCTIONEERS REALTORS
574-686-2615
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Starting from \$132,719
2,668 s.q. ft. Living Space 530 s.q. ft. Garage

Call 800-644-6566 for your Free Plan Book or visit us at HallmarkHomes.com

OPEN HOUSE SATURDAY, August 11th



Zook Realty GMAC Real Estate

912 Terrace Lane, Delphi

Like a new home. New construction new roof windows and doors. 3 Bedroom 1 Bath, all new appliances, range, refrigerator, microwave, attached garage. Not much else to want. Price \$99,500.00
Stop by I would like to meet you
Hosted by Dick Conyers


Expect the Best

COLDWELL BANKER

553-3600 **JAMES BOUSUM**
883-5370
765-553-3615
JB0883537@aol.com

OPEN HOUSE SUNDAY 2-4PM
3657 S. 575 E., BRINGHURST \$131,900

Come home to your nice brick ranch nestled in the rolling hills of Carroll Co. An easy drive to Kokomo, Logansport, or Frankfort makes this a convenient location. Home offers open concept w/large rms, a great rm w/fireplace & vaulted ceiling, lrg eat-in kitchen, split BR floor plan, large mstr suite w/private bath & garden tub. Partially fin. bsmnt has poured walls. Country beauty, easy living. Call Jim today. (77041357)



Why throw money away on rent when you can own your own 3 bedroom, 2 bath with foundation, driveway, well, a/c & septic?

Stop by Light House Home Center for Details.

LIGHT HOUSE HOMES
3997 ST. RD. 38 EAST, LAFAYETTE, IN 47905
PH: 765-448-4502 • FAX: 765-448-4664

Phone: 574-967-4195 765-564-4600 800-388-0229

RINEHART REALTORS AUCTIONEERS

Member of Lafayette, Kokomo & Carroll County BOARD OF REALTORS

New Listings



Newly remodeled - kitchen is a must see! Great space throughout the home, large yard, oversized 2 car garage with workshop and walking distance to all the schools. Great neighborhood on quiet street. Delphi Schools \$99,900 (2750)



So much to offer! Absolutely lovely 3 bedroom, 2 bath home on 3.25 acres with Zinn kitchen and Zinn cabinets in baths. Oversized 2 car garage with workshop. Very well maintained. Carroll Schools \$153,500 (2752)

Bret Rinehart, GRI, Lis. Appraiser.....574-967-3085
Pam Ennis, GRI.....574-965-4510 **Carolyn Wagner, CRS, GRI**.....765-564-3333
Stephanie Penneck.....765-566-2533 **Jeff Nelson**.....765-564-4282
Sandy Cooper, CRI, GRI.....765-564-3816 **Marcy Nelson**.....765-564-4282

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COLDWELL BANKER

Your Perfect Partner **OLD REALTY, INC.**

OPEN HOUSE
August 12th 2-4 pm
3657 South 575 East, Bringham



Nice brick ranch nestled in the beautiful, rolling hills of Carroll Co. Easy drive to Kokomo, Logansport, or Frankfort. Open concept w/lg spacious rms, a GR RM w/FP & vaulted ceiling, lg eat in Kit, split BR floor plan. Lg Mstr Suite w/private Ba & garden tub. Bsmnt w/poured walls & partially finished. Country beauty, easy living. \$131,900. N on Hwy 29 out of Burlington to 350 S. Go to 575 E. Turn L to 1st house. Jim will be hosting.
Karen Alexander
Coldwell Banker cfd Realty, Inc. - 765-553-3600

PUBLIC NOTICES
"Because The People Must Know"

Notice to Taxpayers of Budget Estimates and Tax Rates

Notice is hereby given to the taxpayers of CARROLL County, Indiana, that the County Council, at the County Courthouse on August 20 and August 21, 2007, at 8:00 a.m., will conduct a public hearing on the budget. Following this meeting, any ten (10) or more taxpayers may object to a budget, tax rate, or tax levy by filing an objection petition with the proper officers of the political subdivision within seven (7) days after the hearing. The objecting petition must identify the provisions of the budget, tax rate or tax levy that taxpayers object to. If a petition is filed, the political subdivision shall adopt with its budget a finding concerning the objections filed and testimony presented. Following the aforementioned meeting, the fiscal body will meet at the Courthouse on September 26, 2007 at 8:00 a.m. to adopt the following budget

BUDGET ESTIMATE

Complete details of the budget estimates by fund and/or department may be seen at the County Auditor, City Controller, Clerk Treasurer's or Fire Protection District Offices.

NET ASSESSED VALUATION 924,849,800

| FUND NAME | BUDGET ESTIMATE | MAXIMUM ESTIMATED FUNDS TO BE RAISED (INCLUDING APPEALS AND LEVIES EXEMPT FROM LIMITATIONS) | CURRENT TAX LEVY |
|-----------------|-----------------|---|------------------|
| General | 8,042,498 | 5,471,000 | 2,712,244 |
| Reassessment | 164,671 | 123,866 | 119,744 |
| Highway | 1,885,447 | | |
| LRS | 218,005 | | |
| Cum Bridge | 782,683 | 510,517 | 537,386 |
| Health | 145,278 | 200,000 | 66,200 |
| Planning | 154,559 | 90,000 | 49,551 |
| CCD | 0 | 221,964 | 233,646 |
| Sup Adult Prob | 235,791 | | |
| Sup Juv Prob | 3,000 | | |
| Law Enforcement | 6,500 | | |
| re-Trial Div | 113,500 | | |
| Loc Emerg Mgt | 2,260 | | |
| E911 | 773,150 | | |
| Health Maint | 33,139 | | |
| Fam-Children | 500,100 | 78,456 | 284,270 |
| Welfare HCL | 0 | 130,000 | 112,929 |
| Welfare MAW | 0 | 20,000 | 4,868 |
| Welfare CSCNH | 0 | 45,000 | 25,312 |
| Welfare Psyc | 40,000 | 49,856 | 10,709 |
| TOTAL | 13,100,581 | 6,940,659 | 0 |

4,156,859

The 2007 estimated maximum levy limitation for this unit is 4,500,000

The Property Tax Replacement Credit used to reduce the rate for this unit is 161,000

Taxpayers appearing at the hearing shall have an opportunity to be heard. Pursuant to IC 6-1.1-17-13, after the tax levies have been determined, fixed by the appropriate governing body, and the tax rates published by the County Auditor, ten (10) or more taxpayers or one (1) taxpayer that owns property that represents at least ten percent (10%) of the taxable assessed valuation in the political subdivision may initiate an appeal from the county board of tax adjustment's action on a political subdivision's budget by filing a statement of their objections with the County Auditor. objecting to the levies may appeal to the Department of Local Government Finance by filing a petition with the County Auditor. The statement must be filed no later than ten (10) days after the publication of the notice. The statement shall specifically identify the provisions of the budget and tax levy to which the taxpayers object. The County Auditor shall forward the statement, with the budget, to the Department of Local Government Finance.

Date July 31, 2007

Beth L. Myers
(County Auditor)
3212

NOTICE TO TAXPAYERS OF BUDGET ESTIMATES AND TAX LEVIES

Notice is hereby given to taxpayers of **Deer Creek Township**, Carroll County, Indiana, that the proper officers of said township, at Delphi Public Library-Gerber Globe Valve Room on August 15, 2007 at 7:00 p.m. will conduct a public hearing on the year 2008 budget. Following this meeting, any ten or more taxpayers may object to a budget, tax rate, or tax levy by filing an objection petition with the proper officers of the political subdivision within seven days after the hearing. The objection petition must identify the provisions of the budget, tax rate, or tax levy that taxpayers object to. If a petition is filed, the political subdivision shall adopt with its budget a finding concerning the objections filed and testimony presented. Following the aforementioned hearing, the Township Board will meet at Delphi Public Library-Gerber Globe Valve Room on August 29, 2007, at 7:00 p.m. to adopt the following budget:

Special assistance is available to handicapped persons who desire to attend by calling _____

Net Assessed Valuation Civil: 174,996,360; Fire: 97,261,390

BUDGET ESTIMATES AND TAX LEVIES

| TOWNSHIP FUNDS | BUDGET ESTIMATE | MAXIMUM ESTIMATED FUNDS TO BE RAISED | CURRENT TAX LEVY |
|----------------|-----------------|--------------------------------------|------------------|
| Rainy Day | 3,466 | 0 | 0 |
| General Fund | 46,887 | 20,000 | 23,763 |
| Twp Assistance | 60,500 | 35,000 | 18,973 |
| Fire | 30,000 | 69,000 | 64,397 |
| Cum Fire (Twp) | 30,000 | 25,595 | 25,595 |
| Recreation | 30,000 | 20,000 | 23,947 |
| TOTAL | 200,853 | 169,595 | 156,675 |

The estimated maximum levy limitations are: Civil 73.585 Fire 68.291

Pro relief debt service rate is -0-. The property tax replacement credit for civil is 5,880.

Taxpayers appearing at the hearing shall have an opportunity to be heard. Pursuant to IC 6-1.1-17-13, after the tax levies have been determined, fixed by the appropriate governing body, and the tax rates published by the County Auditor, then ten (10) or more taxpayers or one (1) taxpayer that owns property that represents at least ten percent (10%) of the taxable assessed valuation in the political subdivision may initiate an appeal from the county board of tax adjustment's action on a political subdivision's budget by filing a statement of their objections with the County Auditor. The statement must be filed no later than ten (10) days after the publication of the notice. The statement shall specifically identify the provisions of the budget and tax levy to which the taxpayers object. The County Auditor shall forward the statement, with the budget, to the Department of Local Government Finance.

Neda K. Duff, Trustee
Deer Creek Township
3112

Date July 24, 2007

NOTICE TO TAXPAYERS OF BUDGET ESTIMATES AND TAX LEVIES

Notice is hereby given to taxpayers of **Liberty Township**, Carroll County, Indiana, that the proper officers of said township, at 8469 N 100 E, Delphi, IN on August 16, 2007 at 7:00 p.m., will conduct a public hearing on the year 2008 budget. Following this meeting, any ten or more taxpayers may object to a budget, tax rate, or tax levy by filing an objection petition with the proper officers of the political subdivision within seven days after the hearing. The objection petition must identify the provisions of the budget, tax rate, or tax levy that taxpayers object to. If a petition is filed, the political subdivision shall adopt with its budget a finding concerning the objections filed and testimony presented. Following the aforementioned hearing, the Township Board will meet at 8469 N 100 E, Delphi, IN on August 28, 2007 at 7:00 p.m. to adopt the following budget:

Special assistance is available to handicapped persons who desire to attend by calling (574) 652-3451.

Net Assessed Valuation: Civil \$22,616,710 Fire 22,616,710

BUDGET ESTIMATES AND TAX LEVIES

| TOWNSHIP FUNDS | BUDGET ESTIMATE | MAXIMUM ESTIMATED FUNDS TO BE RAISED (including appeals) | CURRENT TAX LEVY |
|----------------|-----------------|--|------------------|
| General | 14,786 | 12,000 | 12,451 |
| Twp Assistance | 3,550 | 0 | 0 |
| Fire | 81,900 | 19,200 | 17,927 |
| Cemetery | 2,500 | 2,000 | 0 |
| TOTAL | 102,736 | 33,200 | 30,378 |

The estimated maximum levy limitations are: Civil 13,789 Fire 19,120

Township Assistance debt service rate is -0-. The property tax replacement credit for civil is 1,100.

Taxpayers appearing at the hearing shall have an opportunity to be heard. Pursuant to IC 6.1-1-17-13, after the tax levies have been determined, fixed by the appropriate governing body, and the tax rates published by the County Auditor, then ten (10) or more taxpayers or one (1) taxpayer that owns property that represents at least ten percent (10%) of the taxable assessed valuation in the political subdivision may initiate an appeal from the county board of tax adjustment's action on a political subdivision's budget by filing a statement of their objections with the County Auditor. The statement must be filed no later than ten (10) days after the publication of the notice. The statement shall specifically identify the provisions of the budget and tax levy to which the taxpayers object. The County Auditor shall forward the statement, with the budget, to the Department of Local Government Finance.

Mark E. Justice, Trustee
Liberty Township
3112

Date

Real Estate Transfers

Perry Brewington and Jane Trust, Phyllis E. Porter Revocable Trust and Richard D. Porter
Brewington to David Kelly and Teresa Kelly, W.D.
Life Estate, W.D.

Richard Dean Porter to Vernon Meadal to The Meadal Family Trust, Quit Claim.