

# THE GEORGETOWN HERALD

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## The Editor's Column

### COUNTY ASSESSOR OUTLINES NEW SYSTEM

The growing interest in the new system of property assessment in Halton County is evidenced by the increasing number of inquiries. In order that all property owners may have an opportunity to understand what is being done, County Assessor J. Ford Rogers has outlined the method of procedure in setting up the Permanent Record System of Assessment, and his outline follows:

"It seems necessary to refer to the method previously followed by assessors in order to make a comparison. This reference is made in fairness to all Assessors and Municipal Officials, and with no thought of criticism.

In the past, each Assessor in each Municipality was definitely on his own. By that is meant, they were each guided by their own personal ability and judgment, and to a great extent by their own interpretation of the Assessment Act. They were not allowed sufficient time nor adequate remuneration to do a thorough or proper job.

It can be understood quite readily that evaluations would not be uniform throughout Municipalities having more than one Assessor, and much less uniform throughout the County as a whole. In consequence, we find property owners dissatisfied with their assessments and claiming that they are not comparable with values placed on similar properties located in other parts of the Municipality or County. Then, too, the varying conditions and changes made by time and progress throughout the County brought property values, for assessment purposes, very much out of line for County equalization.

With these imperfections in mind, and with a County Assessment equalization due, the County of Halton decided to adopt the Permanent Record System of Assessment, and appointed a County Assessor to set up the system and supervise the work. Throughout Ontario 9 other counties had already adopted this method of assessment, which is also in operation in parts of the Canadian West, the United States and England.

County Assessors are appointed by the County Councils but the appointment is subject to the approval of the Supervisor of Assessment in the Provincial Department of Municipal Affairs. The Department instructs all County assessors, and advises and assists in the administration of this System.

One of the first duties of the County Assessor is to classify and zone all property within the County, and to establish basic values for each class and set percentage allowances to compensate for varying conditions and less favourable locations.

The Department of Municipal Affairs furnishes each County Assessor with a table of replacement costs covering all types of buildings using all types of materials. This range of costs is the result of an extensive survey and is based on average 1940 costs for labour and material throughout Ontario.

The County Assessor must compile and supply each Local Assessor with an Assessment Manual. In Halton, this Manual will contain a scale of building costs as previously mentioned. A description of the different classes of farm land grouped from the following types:

- Land suited for the cultivation and growing of general farm crops.
- Land suited for permanent pasture.
- Land suited and being used for market garden farming.
- Commercial orchards.
- Commercial vineyards.
- Commercial timber.

In each of the above types, classes will be arranged according to suitability, texture of soil, contour and drainage, with a basic per acre value set opposite each class.

Town and village property will be set out as Residential, Commercial and Industrial. Classes will be arranged from each of these types according to location and peculiar or irregular boundary in some cases, may and desirability. In Residential and Commercial land a basic per frontage foot value will be set for each class.

Industrial land, because of location and peculiar or irregular boundary in some cases, may be valued per acre, or may be valued per frontage foot. In making this variation, care will be exercised to keep evaluations comparable. Standard lot depths will be set for land valued by frontage foot. This will mean a deduction in total value where lots are less than standard depth, and an increase in total value where the depth is over standard. A scale is set out in the Manual for these variations.

A list of the more outstanding factors influencing property values with percentage rates will be set where deductions are to be allowed. In rural property, a scale of percentage rates to compensate for less favourable location, type of road, and distance from school and shopping centre.

A scale of percentage rates graduated to allow for normal physical depreciation, also for observed physical depreciation on all buildings.

The foregoing rules, classifications, basic values and percentage rates have, for the most part, been established. Decisions have been reached by careful study and discussion. Detail has been considered, as far as is thought practical. The governing thought has been uniform and comparable assessment values.

Each Assessor will be instructed in the use of the Manual, and it is the duty of the County Assessor to advise the local Assessors, and to supervise the work. The Municipal Councils have given considerable thought in selecting local Assessors. Very soon these men will be going out in the areas allotted to them, to perform the first executive function in our democratic system of government. Co-operate with them. Think fairly and reasonably, and remember that you are demanding and receiving certain community services which cost actual cash. Be happy to bear your just share of that cost. Think of the figures of your Total Assessment as being the basis on which your taxes are levied, and not as being the amount of your actual tax."

### FATHER OF K. R. EDWARDS WAS FOUNDER OF ACCOUNTING FIRM

Founder of the chartered accounting firm of Edwards, Morgan & Co., George Edwards, F.C.A., L.L.D., O.B.E., died in Toronto Western Hospital last Wednesday at the age of 84. He was the father of K. Roy Edwards, a former Georgetown resident who is now a member of the firm.

Mr. Edwards was a charter member of the Institute of Chartered Accountants of Ontario and was president of that body for four years. The degree of Doctor of Laws was conferred on him by Queen's University in recognition of his work in arranging a course of studies for the C.A. degree. During the first war he was auditor and comptroller of the British Treasury in Canada for the Imperial Munitions Board. For these services he was awarded the C.B.E.

Surviving are five sons and one daughter.

### FORMER DUNDAS PUBLISHER WAS ACTON NATIVE

Former publisher of the Dundas Star, Charles Herbert Moore died suddenly in his 69th year at his home in that town. An Acton native, he learned the printing business at the Acton Free Press with his uncle, the late H. P. Moore. He published the Dundas Star from 1913 until 1936.

### NOTICE

TAKE NOTICE that the Council of the Corporation of the Town of Georgetown proposes to pass a by-law for the closing of a lane shown on Plan No. 119 extending from the Road to the Paper Mills to the reserve adjoining the Grand Trunk Railway (now the Canadian National Railway) and to convey the said lane to the adjoining owners.

The by-law for such purpose will be considered at the Meeting to be held on the 3rd day of March, A.D. 1947, at which time Council will hear in person or by his Counsel, Solicitor or Agent, any person who claims that his land may be prejudicially affected by the By-law and applies to be heard. DATED at Georgetown, this 26th day of January, A.D. 1947.

P. B. HARRISON, Clerk.

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### ACTON TAX RATE UPPED FIFTEEN MILLS

Acton's 1947 tax rate will be 63 mills, an increase of 15 1/2 mills over last year. It was decided at the February Council meeting. The increased rate is accounted for by four additional mills for school costs, four mills to pay for gifts to returned servicemen, 4 1/2 mills for watermain extensions to new building subdivisions and three mills increase in salaries which include those of two extra men on the police force.

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## NOTICE TO CREDITORS

In the Estate of Manassah Campbell, Farmer, Deceased.

All persons having claims against the estate of Manassah Campbell, late of the Township of Esquesing, Farmer, who died on or about the 24th day of January, A.D. 1947, are hereby notified to send particulars of same to the undersigned on or before the 22nd day of March, A.D. 1947, after which date the estate will be distributed with regard only to the claims of which the undersigned shall then have notice, and the undersigned will not be liable to any person of whose claims they shall not then have notice.

DATED at Georgetown, this 18th day of February, A.D. 1947.

Nettie Rogers and Annie M. Skell, executors of the estate of Manassah Campbell, by their solicitors, Dale and Bennett, Georgetown, Ontario.

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