

THE GEORGETOWN HERALD

— serving the communities of —

GEORGETOWN, GLEN WILLIAMS, NORVAL, LEMSAUSE, HORNBY, STEWARTTOWN, ARBROVIE, BALENAFAD, TERRA COTTA.

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The Editor's Corner

THE RAINS CAME

The little white slips issued this week to all taxpayers have caused more of a storm than anything short of an attempt to assassinate the mayor.

The confusion is, of course, understandable, for the new assessment system is bound to mystify those who don't understand it, and even some members of council, from their comments on Monday night, are somewhat in the dark, both concerning the reasons for adopting it and the process by which it is arrived at.

The important thing to remember is that a comparison with the old assessment is of no particular value, other than to give a general idea of whether the assessor erred in the past on his judgment of value. Town assessment will roughly double next year, and a property assessed for double will naturally pay the same taxes (providing next year's expenditures do not increase, of course). A property assessed at less than double can be assumed to have been over-assessed in the past. A property whose assessment has more than doubled will similarly be assumed to have been under-assessed.

If a property owner feels that he has been unfairly dealt with, an appeal in writing will entitle him to appear at a Court of Revision. It would be better, of course, for anyone considering this to first have a talk with the assessor. Many apparent problems can be dismissed in this way. There are bound to be some who have legitimate complaints, for no system and no individual is infallible and it would be too much to expect the new assessing to be one hundred percent correct.

Some weeks ago, the editor interviewed the assessor and wrote as good an explanation as possible of how the new system works. Now that the question is more timely, the article is reprinted below for the information of our readers. We trust it may help to clarify the situation.

NEW ASSESSMENT SYSTEM

This week Georgetown property owners received their first assessment notices under the new assessing system which will be used to establish 1951 taxes.

Assessor Joseph Gibbons has completed his records and all have been verified by the county assessor. Most ratepayers will get a surprise when they first look at their assessment. In many cases values have doubled or even tripled. Don't get too alarmed. This doesn't mean that your taxes will rise accordingly. The value of a mill will go up at the same time and next year the mill rate for taxation purposes will take a sharp drop.

The new assessment is based on 1940 property values, rather than present day replacement. This means that property will be assessed at less than half of its present day value, for most people can remember ten years ago when \$5000 would purchase the finest house in town.

His first job is to visit a property and note on a form provided every detail of a house which can be included in its value. Type of construction, foundation, plumbing and lighting details are noted, along with the land measurements and the cubic content of the house.

When all the information is learned, the assessor has at his disposal a series of sample tables and he finds the one which most closely matches the building being assessed. Certain deductions or additions are made for variations from the sample standard and the property then is assigned its "unit value".

Depreciation tables for every type of building are also provided for the assessor. Depreciation is figured every five years, and here owners of new houses may consider themselves unfairly treated. For the first five years no depreciation is allowed.

What is known as "location obsolescence" varies between municipalities in the county. Every property owner in Georgetown is allowed a 15 per cent deduction here on his building assessment, the theory being that it is 15 per cent less desirable to own property in Georgetown than it is in certain other parts of the county.

Within the town the same idea is carried out by valuing land anywhere from \$2 to \$8 per foot, depending on location. Commercial properties are assessed much higher. For instance on Main Street all land is assessed at \$50 a foot.

The file card of each property is reviewed each year and changes are noted. Here the assessor will catch up with depreciation. It is important to remember that depreciation is figured to the nearest five years. In other words, for the first 2½ years the property is somewhat overvalued, then a higher rate is allowed and the property becomes undervalued until it reaches the five year mark.

When a house is remodelled there is provision for a retarding of depreciation according to the value of the alterations made. There is no doubt that the new assessment will make many changes in the amount of taxes paid by individuals. Many houses in town are undervalued. Some taxpayers will find that they are paying less taxes than before and by the same token others will find they are paying more. Of one thing you can be sure—taxes will be on a fairer basis than they have been for many years.

POT POURRI

Just like old times this fall with so many people moving that it keeps the "Chatting" columnist on her toes to report them all. Readers can help by calling the office with tips on new people in town or residents moving to other centres. Mrs. Norman Verdec writes to say that their new address in Lethbridge, Alta. is 956 - 12th Street S. and adds this nice note: "It may be gratifying to you to be told that no newspaper ever was read (or ever will be) more eagerly than our copy of the Herald. Norm and I both read every word including the advertising. Just one criticism should be a daily instead of a weekly." For those kind words, Mrs. V. but perish the thought more than once a week. Our hair is getting

grey quite fast enough. . . Thanks to some good reporters, bowling news is getting some prominence this season. Ace Bailey keeps us up-to-date with the major league, Ted Scarlett with the industrial league and Vince Jones starts this week-to report for the Businessmen. . . Two more columnists whom we welcome back this fall are Steamboat Emmerson with his hockey facts and Miss Wilma Stull who does such a good job of reporting the happenings at the Public School. Jim McDonald is keeping us posted on high school doings, following in the footsteps of Lorne McBride who has traded his school bag for a position with Triplett Instruments. . . Nothing gives more pleasure than a letter. Art Carr, the Palmerston editor told us Saturday at a publishers' meeting at Harriston that he appreciated a note of thanks sent by Archdeacon W. G. O. Thompson for a report of a sermon preached in Palmerston this fall. It's a policy which we all could follow more often. . . Those who wonder how they can accept adversity can be guided by the attitude of young Don Herrington. For months this sport-loving young man, a star pitcher for the baseball team, has been in hospital at Weston, in a cast to his chest while nature takes its slow course of healing. Visitors, and Don has had many, are impressed by his cheerfulness and interest in everything that is happening. With courage like that, there can be no doubt that he will someday be back at his favourite sports. . . Driving into Milton Thursday for a school board meeting, we saw a spectacular fire across the pond where several tons of baled hay belonging to Dr. Carl Martin were being consumed. The fire broke out in the late afternoon and at eleven o'clock was still burning merrily. . . The editor has had enough turkey for this year. Three huge dinners in four days are almost too much even for a rugged constitution, and one never knows when to stop when it comes to good food. We'll be quite satisfied with bacon and eggs for some time to come. . . If this week's paper is late you can blame it on politics, with staff member Les Clark off to the Conservative convention in Toronto yesterday. . . Wish someone would put a bug in township council's ear about smoothing off that rough spot at the foot of Stewarttown hill. . . and local residents would appreciate stop signs on both sides of McNabb Street to keep someone from coming to grief at the busy Queen St. corner.



SCOUT NEWS

Regular Wolf Cub Pack meetings were held last week. The "Leaping Wolves" met on Wednesday at 4 p.m. and the "Little Beavers" on Friday at 4 p.m.

Wolf Cubs please note that the point system is starting again. You can gain points for your Six by 1. Being present at meetings; 2. Being present at your Sunday School or church; 3. Wearing your uniform to meetings; 4. Participating in all activities in good Cub fashion.

Wolf Cubs are asked to report their Christmas card sales to Mrs. R. Hardman, No. 8 Normandy Blvd. Remember Cubs, this is a good way to earn your uniform or part of it.

The regular troop meeting was held on Thursday evening. The troop is beginning to settle down for the winter's work on class and badge achievements. One Scout has started his first class effort, another is started on his Horseman Badge, while many are finishing up their Second Class, and the new recruits are gaining their Tenderfoot.

The first Cub or Scout to clip this column, and hand it to Scouter S. Young will receive a mess tin.

The C.G.I.T. and Boy Scouts met together on Friday night for a hilarious Halloween party which finished with plenty of hamburgs and chocolate milk.

LIMEHOUSE

PARTY CELEBRATES EIGHTH BIRTHDAY

Billie Sanford recently celebrated his eighth birthday with fourteen little folks at his party on Saturday afternoon, and one day previously he was host to four older pals at dinner at his home.

Col. and Mrs. Bourne and Mr. A. C. Bourne who is home from Ridley College for a few days spent Sunday in Oakville.

Mr. and Mrs. James Scott of Galt and Mr. and Mrs. Earl Mills of Hespeler were Sunday guests of Mrs. R. Lane.

The W.I. met at the home of Mrs. C. Meredith last week.



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