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VOL. LIII.

RICHMOND HILL, ONTARIO, THURSDAY, OCTOBER 30, 1930

No. 17

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Court of Revision Hears Thirteen Appeals Against The 1930 Assessment

**W. H. Frisby, J.A. Greene, David Gould, Claffey Estate
and A. Seatter Get Reductions - Councillor Sims Pro-
tests Against Increase When Assessors Own Property
Next Door Is Lowered.**

Richmond Hill council met on Monday evening as a Court of Revision to hear appeals against the 1930 assessment. Reeve Lunau presided and all the members were present. Thirteen appeals were entered and in five cases reductions were made and in eight cases the assessment was sustained.

The first appeal considered was that of W. H. Frisby, Baker Avenue. The assessment was \$2300. In support of his appeal Mr. Frisby pointed out that compared to other houses the increase of \$850 this year was not justified. He referred to the house of Mr. H. Cook assessed at \$2400., and Mr. J. Kirkland's assessed at \$2250., both more valuable houses than his own.

Reeve Lunau—What did the valuator value the house?
Mr. Sims—I object to that question. Our assessor was told that the valuator's figures were not to be used. Councillor Middleton asked the assessor what was the basis used for assessment purposes.

Assessor G. Moodie stated that the assessment was around 50 per cent. of the value.

Councillor Middleton—In all cases, Mr. Moodie—Yes.

Councillor Sims—All our ratepayers want is a fair shake. They want to pay their share but not more. There are too many complaints and there is just cause for them. I move Mr. Frisby's assessment be reduced by \$300. The motion was seconded by councillor Middleton and carried.

J. A. Greene's Reduced by \$375.
J. A. Greene appealed against the assessment of his property on Wright Street. He stated he bought the land for \$337.50, one third of it had been sold and what he still had was assessed now for \$1100. It was increased this year and increased last year. He did not consider land had increased 400 per cent. His total assessment this year for land and buildings is \$3675 an increase of \$300 over last year.

Mr. Moodie—You're assessed at the rate of \$3.75 per foot for the land.
Councillor Davis—That seems high for back there.

Mr. Greene—Can you tell me where else land is assessed at or near full value. On Yonge Street land for which they ask \$75 per foot is assessed at \$25 per foot.

Councillor Sims—Is Mr. Greene's the general assessment for land in that district.

Mr. Moodie—Yes. One lot not far from him is \$5.00 per foot.
Councillor Davis—Comparing Yonge Street land and Mr. Greene's there is no comparison and he is too high.

Councillor Middleton—Mr. Greene says he is willing to sell that land at \$5.00 per foot and as the assessor says the basis is 50 per cent. of value I move Mr. Greene's land be assessed at \$2.50 per foot. The motion was seconded by councillor Davis and carried. This meant a reduction from \$1100 to \$725 on the land.

Councillor Sims—We've got to get an equalization some way.
Reeve Lunau—That's what they've tried to do since before you were born and I guess we always will.

Mrs. Rickard appealed against the assessment of her Richmond Street property. This is the house occupied by Mr. Clark and known as the McCague property. The assessment this year is \$3100 as compared to \$2675. last year. The assessment was confirmed on motion of councillors Middleton and Chapman.

G. Gostling whose property is on Lucas Street and occupied by Mr. Binns said that he owned the place for the past eight years. The assessment was increased and as he could not get town water and there were no other improvements he thought it was unjustified. The total assessment now is \$1075. Mr. Gostling valued his place at \$2500, however, so the members felt he was not over-assessed at

all. On motion councillors Chapman and Davis the assessment was confirmed.

Mr. Gostling also appeared on behalf of Mrs. Vidler. Her property is assessed for \$1025, the house for \$650, and the land for \$375. On motion councillor Middleton and councillor Sims the assessment was confirmed.

Mrs. Mason, Yonge Street, appealed against an assessment of \$4,825. on her Yonge Street property. This is an increase of \$450 over last year.

It was moved by councillor Davis, seconded by councillor Middleton that the assessment be sustained. An amendment was moved by councillor Sims that there be a reduction of \$250 on the buildings. The amendment was not seconded and the motion carried.

David Gould complained that the assessment of his property on North Yonge Street was too high. It is the property formerly occupied by E. Leno. The total assessment is \$2025., \$775 on the buildings and \$1250. on the land. It was raised \$50 this year. Mr. Gould said that the house was in very poor shape and that it was not a valuable property. He would be glad to sell it for very close to the assessed value.

On motion of councillors Middleton and Chapman the assessment of the house was reduced to \$500., a reduction of \$275.

Mrs. Gilson appealed on behalf of the Claffey estate on two properties. Their property on Wright Street was assessed \$1150. for land and \$450. on the house. On motion the house was reduced \$50. to \$400. The Yonge St. property on the east of the street just north of Bedford Park is assessed for \$1700. This was thought to be fair and equitable and on motion of councillor Chapman and councillor Davis was sustained.

Mrs. John Woods said that in 1909 their land was assessed for \$250. and now it was \$650. The buildings are assessed at \$1400. making a total of \$2050. which is an increase of \$150. over last year. They have four and a quarter acres of land. Mrs. Woods stated that there had been no improvements or alterations and no increase in value and thought there should be no increase in assessment.

The members felt that the assessment was fair, and just and on motion of councillors Middleton and Chapman was confirmed.

Mrs. Catherine Grady appealed against an assessment of \$2025. on her Church Street property. On motion of councillors Davis and Middleton the assessment was sustained.

W. E. Baggs wanted to know why his assessment had been raised every year for three years. "It's not because we're getting so many improvements up there" he said, "the road is a disgrace." Mr. Baggs assessment is \$2225 on the land and \$450 on the house a total of \$2675.

Councillor Middleton—You're assessed on your property not on the road. This is a court of revision.

Mr. Baggs—I know that but I'm complaining of conditions. There are holes there you could lose a load of gravel in. The Reeve once promised to have the bush up there cut, but it's still there.

Reeve Lunau—What bush?
Mr. Baggs—On the road.

Reeve Lunau—Oh, those bushes.
Mr. Baggs—Yes if you lived near them you'd think it was a bush.

Reeve Lunau—It wouldn't take long to cut them.

Mr. Baggs—I'll lend you an axe. You numbered the houses but we have no name on our street. I could tell you lots of improvements we need.

Reeve Lunau—We all could.
On motion of councillors Davis and Chapman the assessment was sustained.

Councillor Sims Appeals
Councillor F. E. Sims appealed against the assessment of his Yonge

Street property which totals \$2825. This year the land was lowered by \$100. and the buildings increased by \$300. "Compare my store which is fifty years old with the assessment of some of the new houses and see if it is fair. If the council thinks so I'm satisfied."

Reeve Lunau—You must remember you're on Yonge Street.
Mr. Sims—Yes and I pay for it. Take the property right north of mine the land was lowered and the buildings were not raised. Why this lowering of the land?

Mr. Moodie—This was for equalization. Your land and mine and all along there are assessed the same.

Mr. Sims—Was your own total assessment raised or lowered this year Mr. Moodie?

Mr. Moodie—The land was lowered and the buildings are the same.

Mr. Sims—Your total assessment is lower.

Mr. Moodie—Yes. The land from Lorne Avenue to Centre Street was practically all lowered.

Councillor Middleton—Why?
Mr. Moodie—For equalization. The land from the City Service Garage to Centre Street is at the same rate now.

Mr. Sims—I appeal my assessment because I felt that there are inequalities in the assessment of the town. Old properties like mine are high compared to what fine new residences are assessed. Take one like your own Mr. Reeve.

Reeve Lunau—I'm assessed as much as you I guess.

Mr. Sims—Oh no you're not.

Reeve Lunau—I am assessed for business tax too.

Mr. Sims—Yes \$100. Mine is \$250.

Reeve Lunau—The main thing is to get equalization.

Mr. Sims—Yes that's exactly what I want in the town and that's what the ratepayers want. I'm not grumbling about any taxes I have to pay, but compare my place with some of the best houses and compare the assessments.

On motion of councillors Middleton and Davis the assessment was sustained.

Mr. Seater, Trench Street appealed against his assessment which is, buildings \$1000., land \$675., total \$1675. Mr. Seater said that the house was old and was assessed far too high. "The valuator who came around said it was too high" said Mr. Seater.

It was moved by councillor Middleton, seconded by councillor Chapman that the building be reduced by \$200. An amendment was moved by council-

lor Sims seconded by councillor Davis that the land be reduced by \$175. The vote was a tie and Reeve Lunau voted for the reduction in the land.

"There should be a reduction on the house" said Mr. Seater.

On motion of councillors Middleton and Davis the assessment rolls for the year 1930 were confirmed with the changes as above.

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