

Response 'light' to assessment boosts

By Coony Hanz said writer

Response to city assessment notices was "surprisingly light" this year, despite increases on most property, Farmington city assessor John Edder said Monday.

"The increases are what we would consider relatively moderate," he told the city council.

The increases follow real estate trends that show an average residential selling price in the city of \$112,858 — up from about \$90,000 several years ago.

Residential increases are the most the city has assessed in five years, he added. In 1977, the city increased some assessments from 33 to 136 percent in areas north and west of the city's central business district.

The city's three-member board of review meets at the same time each year to hear assessment appeals. The board will meet Monday from 9 a.m. to noon and 1-5 p.m., Wednesday from 2-5 p.m. and 7-9 p.m. in the city hall, 12650 Liberty.

According to Edder, only 14 appointments have been scheduled with the board. Walk-ins will be

heard only after the board has heard scheduled appointments.

THE BOARD met in a preliminary session Tuesday to begin discussions and to hear handwriting cases. The board ultimately decides which, if any, assessments will be reduced. After the board of review results are finished, final assessed values are recorded.

The proposed assessed value for the city of Farmington is just under \$183 million for 1987, up from \$174 million assessed in 1986 — an increase of 4.8 percent, according to information presented by Edder.

The proposed figures show assessment increases in residential of 3.27 percent, commercial 15.82 percent, apartments 3.77 percent, condominiums 3.17 percent and industrial properties 6.9 percent.

Commercial increases were attributed to new construction, includ-

ing the new Village Commerce shopping center on Grand River, and some of the buildings that were remodelled during 1986.

Residential assessments varied in the city's 37 neighborhood divisions, ranging from minimal increases in some, including Goetz, Floral Park and Brookdale divisions, to 75.5 percent in Hillview.

The percentages varied depending on new building taking place in some, officials said.

"We don't anticipate any additional raises over what we've done," Edder added. "We try to rely on the most current sales. It gives us a consistent standard to apply to a neighborhood."

THE CITY studies sales in each neighborhood each year to determine annual assessments. Tax assessments are based on the true cash value of the property, with 50 percent of the value taxable. As proper-

ty values fluctuate, so do assessments and taxes. The city uses an economic condition factor, adjusting costs to each neighborhood or commercial parcel.

Annual county and state sales studies determine how close the municipality's assessment value is to the necessary 50 percent.

Most of the new commercial

growth in the downtown area will go to finance the Downtown Development Authority rejuvenation project, under the recently approved tax increment financing plan. City Manager Robert DeGroot said.

The approximate 28 percent increase to central business district properties was "not a surprise" he added.

Focus: female entrepreneurs

Problems of women business owners will be discussed at a chamber of commerce-sponsored luncheon Friday, March 20, in Westland.

Barbara Gentry, Michigan Department of Commerce Office of Women Business Owners director, will be guest speaker.

Co-sponsors are the Farmington/Farmington Hills Chamber of Commerce and the West Suburban Area Council of Chambers.

The luncheon will begin with a social hour at 11:30 a.m. at LeRidge's Restaurant, 618 S. Wayne, Westland. The buffet lunch will begin at noon. Cost is \$8 per person.

For reservations, call the Farmington/Farmington Hills Chamber of Commerce, 474-2446.

Bridge pair in St. Louis

Two local residents are in St. Louis to compete in the 1987 North American Open Pairs Bridge Contest.

Judi Weiner of Southfield and Dr. H. Eder of Farmington Hills are one of the three pairs to represent their district in the contest. By winning on local, regional, and district level, they advanced to the finals in St. Louis March 4-5.

Weiner and Eder will compete against 77 pairs for the Open Pairs Championship of North America.

The event is sponsored by the American Contract Bridge League (ACBL), coordinating body for all tournament bridge play in the United States, Canada, Mexico and Bermuda.

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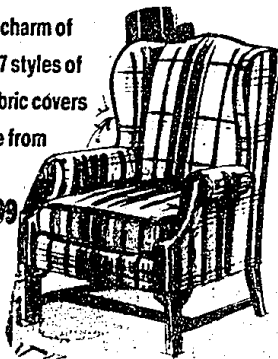
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