

Realtors defend assessment stand

In many communities where property assessments have been raised, some irate taxpayers believe real estate agents are the culprits, according to the United Northwestern Realty Association (UNRA).

Many communities where property assessments have been increased, some irate taxpayers believe real estate agents are the culprits, according to the United Northwestern Realty Association (UNRA).

"This misunderstanding is unfortunate," said Michael Samonek, UNRA executive vice-president. "No one is working harder at reducing or at least holding the line on property taxes than Realtors."

Samonek said property values have risen sharply in recent years, and many government units are hard pressed to cope with escalating costs.

"These units are raising assessment rates as the easiest route to higher revenues," Samonek said. "Local assessors are well aware of the rising trend of property values and usually have accurate sources of information on home sales and improvements."

SAMONEK SAID many assessors have files, dating back several decades to the original construction of homes in their area.

"Any time the home changes hands, copies of any reports on the transac-

tion filed with local government are added to the file," he said. "The same is true when application is made for building permits for major alterations."

Realtors have no control over what goes into these files nor of subsequent decisions made on tax assessments, Samonek said. Most property owners are willing to pay their fair share of taxes, he said.

"Anyone who believes his taxes are disproportionate to his neighbors' should appeal to the local board of review," he advised. "When a general tax increase is contemplated, most municipalities hold hearings beforehand, and property owners would do well to make their protests known at these times."

Samonek contends valid complaints are usually given a sympathetic ear by officials whenever possible.

"UNRA is in complete agreement with our national organization that the property tax is the least equitable way to raise revenue," he said. "But it remains the source of about half of total tax revenues of state and local governments across the nation."

Samonek said last year total property taxes passed the \$60 billion mark in state and local revenues, an increase of more than seven per cent over 1972.

He said the national realty organization has developed a number of recommendations on property taxes and administration which, if adopted nationwide, would bring a measure of relief for homeowners.

They include:

- Imposing meaningful limitations on total property taxes.

- Taking steps to ensure that revenues from real estate taxes are used for purposes related to real property.

- Developing added revenue sources other than real property.

- Making the creation of added tax-exempt classes of property and reducing the current number of exemptions.

- Taxing mobile homes on a basis equivalent to real property.

- Using qualified tax assessors and recognized techniques in appraising real property.

Pollution harms dogs in the city

When it comes to air pollution, the average city-dwelling dog has an even worse time than the average city-dwelling human.

It's not surprising. Being closer to the ground, dogs get blasted directly by the exhaust from automobiles, trucks and buses. They get an extra helping of the dustfall that is swirled upward from the ground by a gust of wind.

Autopsies on dead dogs from metropolitan areas find that a dog's lungs look like those of long-time smokers of cigarettes.

Brady-Bilt
HOME IMPROVEMENT CENTER
354-8200
1189584 • 525 4666
1189584 • 525 4666

PATIO FURNITURE SALE!



Now is the time to invest in beautiful long-lasting casual furniture. Priced at the season's lowest prices!

Choose from: Wrought Iron, Redwood, Aluminum, Wicker, Rattan furniture.

Including: Umbrellas and stands, circular tables, upholstered porch groups, glass top dining groups, love seats, gliders, chaise longue, picnic tables and benches.

Also: Artificial plants, home bar furniture, and accessory pieces.

The Terrace Shoppe

28811 Plymouth Rd., Livonia, MI
1/2 Mile East of Middlebelt

HOURS: Mon. - Thurs. 9:30-9 PM
Tue. - Wed. Sat. 9:30-7 PM
Sunday 12-4 PM

425-7840

We honor BankAmericard & Master Charge as well as our own finance program.

Now Save 50%

on all Kitchen Cabinets & Vanities!

Buy Direct from Factory Outlets

... "Do-It-Yourself" ... and Save!

Don't be afraid... we'll show you how! Bring in your measurements and let our professionals plan your kitchen and show you how easy it is to do-it-yourself.

■ Adler-Kay, a famous name in kitchen cabinets, offers quality, beauty and tough construction in a choice of styles ■ Complete Kitchen Packages Available ■ Cultured Marble Vanity Tops ■ Over 1,800 Cabinets in stock ■ Complete line Whirlpool Appliances ■ Cash & Carry (delivery available)

Adler-Kay Factory Outlets

MAIN WAREHOUSE
8234 TELEGRAPH
1/2 mile south of I-94, Taylor, 281-2111

EAST SIDE OUTLET
21054 KELLY
north of 8 Mile, East Detroit, 778-4260

FREE

yours to keep with cabinet purchase of \$300.00 or more... all necessary tools to install cabinets

■ Brand Name 1/4" Electric Drill ■ 2 Drill Bits ■ 24" Aluminum Level ■ Screw Driver ■ Necessary Screws

SPECIAL!

30" Bathroom Vanity with Drawers

CULTURED MARBLE TOP with Sink

as low as **\$89.95**



casual court

LADIES' SPORTSWEAR SHOP

COPPER RIVET

MEN'S SPORTSWEAR SHOP



NAME BRAND SPORTSWEAR SHOPS UNDER ONE ROOF

The Copper Rivet for him...the Casual Court for her...both filled with famous name brand sportswear for those who want the latest, and finest fashions available.



• ALEX COLMAN • WHITE STAG •

PRINT SHIRTS CollageMAN Sweaters

by Heaven!

100% nylon printed shirts on light backgrounds. Wonderfully easy to care for as well as to wear. Just great for going back to school. A super value for only:

\$7.00

A unique contemporary look in young men's sweaters. Beautiful new patterns and European styling are sure to please any young man. Choose from rich, new colors in solids and exciting new patterns. Sizes S-M-L-XL.

\$15..\$20

45001 FORD ROAD **AT CANTON CENTER ROAD**

SATISFACTION GUARANTEED... we know that the only way we'll grow is if satisfied customers tell others about our shops. If the color isn't just right, or for some other reason you're not satisfied, your money will be cheerfully refunded.

CHARGE!...we accept either of these popular credit cards.

LAYAWAY!...10% holds your purchase up to 30 days.

BUY CERTIFICATE!...are also available.

ALTERATIONS!...yes, alterations are free!

STORE HOURS: Open Daily 10 a.m. til 10 p.m.
Sundays: 11 a.m. til 6 p.m.