

Tax assessments stay at '91 level

Continued from Page 1

swimming pool, and property changes with losses, such as fire or filling in a swimming pool.

Assessments from the state Tax Tribunal — reductions from 1991 will be for 1992 — as well as new construction also are considered exclusions to the freeze, Babb said.

"The only homeowners the freeze helps are the ones who are in an increasing market. We have several neighborhoods that are increasing in value. The increase will be delayed with the freeze," Babb said.

The freeze, however, will hurt property owners in neighborhoods where the market is decreasing.

"The guy it hurts is the one who just bought a house for less than the assessment," Babb said. "I have some neighborhoods where we've over 50 percent of current sales. In a normal assessing year, I would be lowering these assessments."

In other words, "anything that happened in the market place in 1991, is lost in the freeze," Babb continued.

Suppose you bought a house assessed at \$120,000. That gives it a market value of \$240,000. Remember, the property freeze is in effect. If you only paid \$240,000, you're out of luck this year to argue that the assessment should be decreased. The reverse also is true, Babb said.

The freeze also limits the type of appeals the three-member board of review can hear. "Anyone whose assessment is frozen cannot appeal to the board of review," Babb said.

THE BOARD will meet March 9-11. But members will only hear appeals from property owners who fall into the exclusions class, such as property splits or combinations, or new construction.

Property owners who are not part of the exclusions class may still provide the board with a letter of appearance — that would be considered for 1993. These forms are available at the assessor's office. Keep in mind, however, that at least this year, board members' hands are tied. If under the freeze you are not allowed to appeal, the assessors office will not make an appointment for you.

"What the board of review set values in 1991 will be the value in 1992," Babb said.

Under the freeze, however, you may appeal to the board if you bought, say a house in 1991, and the former owner didn't appeal in 1991.

"By law, you can appeal the 1991 assessment to the board. But tax day is still Dec. 31, 1990 and the board must review it as of 1990 and cannot use 1991 sales in their review," Babb said.

Hardship cases may continue to appear before the review board in 1991. Property owners who have appealed previously for hardship will receive an application with a letter of explanation in the mail this year.

What happens in 1993 depends on voters who will have the opportunity in November to cast their ballots for some kind of property tax changes. Right now, at least three proposals are possible.

One, a constitutional amendment, would limit property tax assessment increases on residential property to 5 percent or the rate of inflation, whichever is less. Another would limit the increases to 3 percent. And still another to 2 percent.

In 1993, if there are no changes by voters in November or the (state) Legislature after November, we will go back to assessments as usual," Babb said.

In 1993, market conditions would again be considered.

New mayor says think positive

Continued from Page 1

Even without an agenda of his own for 1992, Grant made it clear he wants to focus on the positive in the coming year.

"These that know me can tell you that for several months I have been saying that my number one priority as mayor will be positive public relations."

Grant referred to an Observer editorial and a challenge to the new mayor to improve the city's public image and rebuild public trust. Though Grant said he disagrees with the Observer's opinion that there is a wide public distrust, he said he would accept the challenge "in the spirit of providing leadership which dispels any sense of distrust."

GRANT ALSO challenged the Observer "to let council and our staff know how they would like us to communicate to them so that we can insure all the facts are known before an issue goes to press."

"The new mayor also sees 1992 as 'a year of opportunity and a year of challenges:'

- the second phase of the 12 Mile boulevard will be finished.
- the city will buy 83 acres (the old 'god farm on Eight Mile) for youth sports fields.
- by fall, Grant hopes recommendations from three ad hoc committees will become plans for the development of the youth sports park, the Peltz-MDOT land, and a senior adult facility.
- negotiations will continue between the Farmington Community Library and the board of trustees of Oakland Community College-Oakland Ridge campus to merge public and college library services.
- the council will face the challenge of the November 1991 defeat



SHARON LEMUEUX/staff photographer
New Farmington Hills Mayor Jonathon Grant (left) takes the mayor's gavel from outgoing Mayor Aldo Vagnozzi Monday night.

of the bond proposal to expand the 47th District Court for a third judge.

- the council will be faced with levying a tax or charging a user fee for the new recycling program. A survey of residents may be conducted to determine public opinion.

VIDEO JACK

ARMCHAIR ATHLETES

Mental Exercise For The Confirmed Couch Potato

\$169

For 2 Nights

\$1.00 OFF

ANY TAPE RENTAL

LIVONIA FARMINGTON
3640 Five Mile 34785 Grand River
(Where there is a Video Jack) 473-1124
454-7733

OPEN 7 DAYS A WEEK - 365 DAYS A YEAR!

#1 Cottage Inn Pizza

Since 1948

Like Pizza was meant to be

Voted #1

by Viewers of Ch. 7's

KELLY & CO.
AAA MICHIGAN LIVING MAG.
ANN ARBOR PRESS
MICHIGAN DAILY

— COUPON —

SUPER BOWL SPECIAL!

\$8.95

Medium Pizza
Round or Deep Dish
Double Cheese and
Pepperoni

\$11.50

Large Pizza
Double Cheese and
Pepperoni

LIONS SUPER DEAL!

Offer expires Jan. 31, 1992.

WESTLAND/GARDEN CITY
595-7000

LIVONIA
425-5999

W. BLOOMFIELD
855-6633

PLYMOUTH
459-4646

CANTON
453-6100

FARMINGTON HILLS
553-2880

MACAULEY'S OFFICE PRODUCTS

SAVE

Letter/Legal Storage Box
Size 12" x 10" x 15"
B2-PEK-7025
List 4.40 ea.

SALE 1.99

ea.

8 1/2" x 11" Legal Pads
SPEC-20-220
List 11.88 dozen

SALE 3.96

dozen

Brother Word Processor
Features page layout, data merge and a floppy disk drive for unlimited memory.
WP7700
List \$99.95 ea.

SALE 299.00

ea.

THE BEST PRODUCTS AT THE BEST POSSIBLE PRICES EVERY DAY!

brother Fax Machine
Automatic 10-page document feeder. Exclusive Electronic Cover Page Feature.
Fax 300
List \$99.95 ea.

SALE 499.00

ea.

3M Diskettes 10/bx.
5-1/4" DS/HD MI-00234
List 14.50/bx

SALE 5.99

bx.

PenTel Pens
Choose your favorite Pentel Pen.
Rolling Writer P7-R100X
Super Ball Writer P7-R200X
Micro Super Ball Writer P7-R204X
List 15.48 ea.

SALE 24.90

ea.

Chair
Contoured seat and back.
H17901
List 195.00 ea.

SALE 109.00

ea.

Compact Desk-Top Copier
Enlargement and Reduction Copy Ratios. Letter and Legal-size Paper. Up to 50 continuous copies.
276
List 1299.99 ea.

SALE 799.00

ea.

3M Disks
5-1/4" DS/HD MI-12100
List 24.80/bx.
3-1/2" DS/HD MI-12042
List 20.00/bx.
3-1/2" DS/HD MI-12513
List 38.50/bx.

SALE 4.99

ea.

Four-Drawer 25" Letter File Cabinet.
HHS34
List 205.00 ea.

SALE 99.00

ea.

Desktop Printing Calculator
12-digit display with 3-digit punctuation.
EL-11015
List 69.99 ea.

SALE 49.00

ea.

Peak Quality White Correction Fluid
WZ-PKX56401
List 1.59 ea.

SALE 49c

ea.

#10 Business Envelopes
500/bx.
02-PEK 65112
List 14.76/bx.

SALE 5.99

bx.

eldon Stack Tray
Assorted Colors
EB-1600-70X
List 2.49 ea.

SALE 1.19

ea.

SWINGLINE Stapler, Staples and Staple Remover Kit
S23-99559
List 13.84 ea.

SALE 14.50

ea.

DID YOU KNOW? We offer a complete selection of office furniture for every style and budget.

ANN ARBOR
5000 W. WOODS RD.
759-9999

DETROIT
185-Cat Tower 100
(313) 299-8370

DETROIT
COMMERCIAL SALES
(313) 967-6200

HARRIS WOODS
11000 W. WOODS
(313) 572-1200

LIVONIA
10000 W. WOODS
(313) 298-6610

NEW
WILSON
(313) 241-1771

OAK PARK
CAMP EXHIBITION
(313) 967-2959

ROCHESTER
1000 W. WOODS
(313) 652-1771

SOUTHFIELD
12100 W. Southfield Rd.
(313) 299-1076

STERLING HEIGHTS
EASTERN COMMUNITY
1000 W. WOODS
(313) 241-8200

TAYLOR
SOUNDWAVE CENTER
(313) 241-4709

TROY
Troy Commons Center
1000 W. WOODS
(313) 681-1008

WARREN
1000 W. WOODS
(571) 442-1141

WARREN
COMMERCIAL SALES
(571) 293-2340

PACKAGE SHIPPING and FAX services available!

The quality you'd expect, at lower prices than you'd expect.