

Editorially Speaking

Inequities in Present Taxing Method

A very strange and somewhat complex chain of events takes place each year which tends to determine what taxes each and every property owner will pay.

There are some rather obvious inequities that result in this chain of events. Since it hits upon the question of pocketbooks it seems rather strange that so few protests are heard. Nearly everyone complains about their taxes being too high but very few seem to protest about specific inequities in the way in which the total figure they will pay in taxes is reached. It is very likely that the reason lies in the fact that the procedure of determining taxes is so complex very few people really understand how the final figure is arrived at.

The whole complex tax figuring procedure begins when assessments are first placed on a building or the contents in that building if it is a commercial or industrial establishment. A real value is first placed on the property. This real value is then multiplied by a set percentage figure which the particular governmental area in which the property is located has decided on.

These percentage figures range widely from one governmental unit to the next. Assessed valuations, therefore, give no true picture of what the actual value of property in a particular area really is. They are, however, the basis from which tax figuring first begins.

It would seem logical that every so often the assessed valuation on one's property should be lowered if depreciation is to be taken into consideration. It would also seem logical that when additions or improvements are made the assessed valuation on that property should be increased. But these things are not being done in many communities. Cases have been revealed where homes as 10 and 15 years old still have the same assessed figures that were placed on them when they were brand new. Other cases have also been revealed where homes have been almost doubled in size and value, and escaped increases in the assessed valuations placed on them for several years.

A uniform system of assessing is needed throughout the state and needed badly. Better methods are needed whereby communities would have to set up a systematic program of depreciating old older homes and increase assessments on homes as improvements are made.

Fully aware of the wide range of assessing practices followed by communities, equalization boards have been set up in counties throughout the state and by the state government. The function of the county equalization board is to bring assessed valuations in communities within its boundaries in line with one another. The state equalization board is set up to do the same thing among counties. In theory this

may be good but it doesn't work out quite so well in practice.

It has never been fully explained just how counties and the state arrive at the equalized valuations they place on communities. One spot checking and a review of each community's assessment rolls is reportedly done but we are inclined to believe this checking is nowhere nearly as extensive or as thorough as it should be.

It is the state equalized valuation placed on your property and not the assessed valuation which is used when your county, school and township tax bills are figured.

Just how the state might go about standardizing practices in every community is something we don't have the answer to. But, we are quite certain such a fairer property tax for all would result is something that could be accomplished.

No Longer Country

Farmington is no longer a rural community. The days when one could live here on a five to ten acre parcel of land and enjoy all the comforts of country living while still having the advantages that are close to a big city are now becoming a thing of the past.

The big five and ten acre parcels of land for residential living in Farmington are now becoming a luxury which only the very wealthy can afford and there are only a very few such people around. It is one of the unfortunate things that happen when communities grow.

A growth such as Farmington has experienced in the past decade and will continue to experience for at least two more brings with it a lot of needs. Two of the major things which a growing community must provide are adequate water and sewer facilities. This Farmington township is now in the process of trying to do.

The amount that it will cost each and individual property owner for these facilities is not small. Even the person with a 100 by 200 foot lot or one even bigger is going to have to dig his pretty deep into his pocket to pay his share for having adequate water and sewer facilities.

This being the case, most five and ten acre property owners just aren't going to be able to stand the costs that will be required.

Farmington is the next area to grow and it will grow regardless of how many would like it to stay as it is or revert back to what it was 10 or 15 years ago. Remember, the Grand River-Greenfield area in Detroit was once dotted with farm houses also. It is a totally different residential and commercial area today.

It is not quite certain how far north or west one might have to move to continue to enjoy country living in the years ahead but it is certain that he is going to have to move out of Farmington in one of these directions.

Looking Back in the Files

15 Years Ago

JUNE 14, 1945

Zoning Changes

Two amendments to the zoning ordinance, known as the zoning ordinance, were passed at the regular meeting of the Farmington Commission held Wednesday. The amendments were read and no opposition was voiced.

Poppy Dinner

Ladies of the Graces-Walker Post of the American Legion Auxiliary held their annual Poppy Dinner Monday evening at the Legion Post home. Mrs. Ada Goers and her team, Mrs. Van Avery and her team, this year's winners.

Anne Campbell Guest

Anne Campbell, Detroit poetess, was guest of honor at the Sunday night meeting of the Methodist Book Club.

Graduate Breakfast

Under the sponsorship of the St. Vincent DePaul Society, a group of women prepared a breakfast honoring the eighth grade graduates from Our Lady of Sorrows. Father Beahan spoke to the 28 graduates and Mrs. Joseph Butler served as chairman.

Warner Elected

Howard Warner will serve on the Board of Education of the Farmington School Board following his election victory over Guy Durgan.

Dedicate Church Altar

An impressive part of the Children's Day ceremonies last Sunday in the grounds of the Church was the dedication of the newly constructed altar in the Church School Hall. The altar was dedicated to the memory of the Church members serving with the armed forces in World War II.

10 Years Ago

JUNE 15, 1950

School Board

Bayard Tupper and Wendell Brown were elected to the Farmington School Board. Richard Priebe and Dallas Sullivan to the Clarenceville School Board Monday in the annual school elections. Farmington's proposed school field submitted to voters for the second time in less than two months, lost again by the narrow margin of 64 votes.

Appearing for the first time

In their caps and gowns, the Farmington High Seniors school marched the side last Thursday, June 8, at the annual Swing-Out program.

Trim Budget

Three persons attended the annual meeting of the Board of Education. The proposed budget for the City of Farmington trimmed to \$118,476.

Trojan Band

The Clarenceville Band has received invitations to participate in two outstanding activities during the late summer and early fall. The band was invited to play at the Michigan State Fair in August and also have received an invitation to march in the Band Day, October 7, at the University of Wolverines engage Dartmouth in football.

1940 Reunion

Members of the Farmington High School, class of 1940, and their families will hold their tenth reunion in the city picnic grounds at the Farmington Senior Class Night. Clarenceville seniors held their class night last Thursday at a dedicated to the Farmington High School. The 1940 class is the 1950 yearbook as the Poem, Will, Class History and Testament were read.

5 Years Ago

JUNE 16, 1955

Approve Millage

In one of the lightest votes ever recorded in the Farmington Township School District the voters Monday approved the proposed millage rate of two and one-half (2 1/2) mills for one year to purchase bonds for new school buildings.

Reject School Bid

At a special meeting of the Clarenceville School Board held Monday evening, June 13, was taken to reject all of the bids on the construction of the Bedford School addition and to re-evaluate the bids. All bids were considered too high.

Graduation Tonight

A total of 184 seniors from Farmington and Clarenceville High Schools will receive diplomas tonight in commencement exercises to be held at both schools.

Paul Bagwell, head of the

department of Communicative Skills, Michigan State College, will address the 117 Farmington High graduates. The graduating seniors at Clarenceville High School will hear a talk by Dr. Charles Anasch, president of Central Michigan College.

School Census

According to the annual school census conducted in May there are a total of 7,683 children in the Farmington Township School District, an increase of 23 per cent over the 1958 total.

The census covers all persons in the district up to 19 years of age.

PUBLIC LETTER BOX

Letters submitted to the Editor for publication must be signed. Names will be withheld upon request. Opinions expressed in this column are those of the writer and do not necessarily reflect the policies of the newspaper. Maximum length is 1,000 words.

Feels Change in Attitude Needed

Dear Sir: I have noted with interest that the City of Farmington is attempting to get some sort of a program of school building. This is the first time in the Farmington area that there will be a new school building. The main concern with the program is to locate enough in the existing space for cars to move around.

In my estimation you are getting the cart before the horse. This first thing on my list is to get a J. C. Penney store, Sears, Montgomery Ward, or Federals here. When we have a department store, such as the one going to build, THEN START WONDERING WHERE EVERYTHING IS GOING TO PARK. If people couldn't find the parking space, they would walk, but you have to get them interested in shopping down town first. To start with, I have five years ago the downtown section had nothing to offer in the way of merchandise. I wore size 9 shoes and 24 1/2 inch long pants. I had a department store (since left) could not fit me.

Secondly, we wanted carpeting in our home and had a great firm give us an estimate of the cost of same, based on their measuring of our home. We found that on top of being high on the list, the local firm planned to install 55 sq. yds. in the space Detroit firm installed 48 sq. yds. Evidently the local firm measured incorrectly.

Some people may have shorter memories than I, but I have only shopped in Farmington's downtown area where I was obviously wanted. The local bakery, where you could not find a lady who was glad to see you and have your business, is the only place I have found where they are really friendly toward you.

My husband and I moved in to Bel-Air five years ago. We were made to feel at home though we had the plague, at least. We were respected by your older citizens and were thoroughly welcomed.

In our subdivision (your older readers will have another name) several stores were opened to give us a more comfortable life. We were grateful for our business. They were the trouble to remember our names and to this day, when they are in good shape, expanding their business, and can breathe a little, they still are as nice as pie. Needless to say, we trade there as much as we can.

By the way, recently we read in your paper that the local people don't buy cars here. How about giving us time when we first moved here we purchased cars from our old friend and salesman. When he passed away, we bought an auto from a firm in Detroit. Ten years so from our company bought one at the same time so we got a good price. However, the auto dealer was inconvenient for us to go to for service so we started going to the local dealer.

He was very nice and pleasant and took our car in for service about a month ago, an hour or so later, we were the proud possessor of a new car costing \$400. When the car was to be repaired, we were farther than going to our minds was a new auto.

I don't know how it is with the rest of the residents who moved here recently, but if they were treated like dirt as we were, it will take a few years before they get used to the fact that they are not the only ones who moved here.

I was glad to note that Farmington City has acquired 4000 acres of the high school site. Maybe the State alone will take \$26 per person which totals \$60 per year for Farmington will take the prior 1955 effort and again, we are encouraging our territory.

Next thing they will say, sure, we get \$27,000 more per year - the cost of the high school, the taxes we have now on our property. Well, we hold our breath for the high taxes ourselves. Our taxes



Dear Sir:

have gone up \$120 per year since we moved here. We have yet to vote for an increase in school building, but they are planning to build a new school building. The main concern with the program is to locate enough in the existing space for cars to move around.

Last year when there was an election on building more schools, the kids came home from school and the teachers and were told that their parents were to vote yes or else on the school issue - the kids were told that if the school issue did not pass they would only have school half a day. When I inquired why they should object to a half day of school, they would leave more time for them to play, they were furious with me (we have no children) and were miserable until the school issue has passed.

I went to half day sessions and do not feel that I missed anything. When I went into the business world, the only fact that I had taken in high school which would help me was a typing course. I went to specialized night schools for 10 years while I worked in an daytime. The courses were not available in public schools. So as you can see, I believe in schools as a matter of fact. I took a course in night school for girls starting in the insurance business and enjoyed it thoroughly.

Thanks for the loan of your soap box.

NOW glad to be living in Farmington

DANIEL HICKEY

GR 6-189

Orchard Meadows Sub

DANIEL HICKEY

GR 6-189

This is really the air age. Last weekend, Mildred and Jack Yates entertained Mr. and Mrs. Carl Shinneman of Peoria, Illinois. The Shinnemans flew in their small plane to spend a couple of days and then found themselves weathered in because of the storms all around the area and had to stay over an extra night for the time being. The Yates and their family.

At last, we have finally seen a little bit of action on the bull and bear market. The bull consolidated all of the little derelict piles from the various unfinished home to one big pile. How about giving us time when we first moved here we purchased cars from our old friend and salesman. When he passed away, we bought an auto from a firm in Detroit. Ten years so from our company bought one at the same time so we got a good price. However, the auto dealer was inconvenient for us to go to for service so we started going to the local dealer.

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Timely Tips on GARDENING

By Betty Frankel

JUNE LUSHNESS - The tender, pastel greens of early Spring have gradually changed to rich, deep tones, and the landscape is starting to wear its summer look. Overhead maple leaves have grown as large as a hand, and maple seed keys are twirling through the air on their downward descent.

Gardens have a lushness that is achieved only in June. Foliage is fresh and each day new blossoms open, blending into an extravagantly colorful garden tapestry. Poppies, iris, peonies and many other perennials vie with each other in charm and color.

IRIS - Tall, bearded iris are among the most beautiful of flowering plants. Large, elegantly formed blossoms on sturdy stems to four foot stalks are held above the clumps of neat sword-like foliage. The color range is of rainbow extent.

Almost every garden in Farmington has a group of two of gold, or white, or jeweled purple iris enhancing the scene. Some gardens have long ribbons of glowing iris bordering a drive, and the fields of commercial growers are sheer delight.

One of the most spectacular of these is the garden of Mr. and Mrs. Walter Hickey on Nine Mile Rd. Over two acres are devoted to raising perennial plants, with about one third of this area planted with iris. More than 250 varieties of iris are in bloom there now.

It is a breathtaking experience to walk through the iris beds and look down the rows of blooming iris. The colors shimmer in the sun, each one setting off the adjacent ones. One row is devoted to white flowers. Another area appears to be solid gold blending into a sea of blue and purple. The hedges, and yet another row has pale blue flowers that deepen in mid-row to flowers of medium blue and at the far end are vivid dark blue.

Newly introduced iris are generally expensive, often costing \$15 or \$20 per rhizome. Within a few years, as stocks are increased, prices drop, and most varieties, even those only a few years old, sell for one dollar or less. Mr. Hickey has found that the most sought after iris this year has been the lovely pink Happy Birthday that was introduced a few years ago. Equally admired, but less common, is the still expensive new Lady Lisa, which has beautiful large, pale blue slightly ruffled petals.

Other popular new varieties include white Matherhorn, pale cream yellow Ruffled Bouquet, bronze Inca Chief, mauve Lynn Langford and the lavender First Violet. Among the older varieties that have not been surpassed are dark purple Sable, Pink Cameo, Milk Yellow, and Blue Rhythm.

PLANTING CONTINUES - Gardeners are hastening to complete their Spring planting. All danger of frost is long past and even the tenderest plants can be set out. Plants of tender vegetables such as tomatoes, eggplant, and green pepper can be planted, and seeds, such as those of green beans, that need warm soil in which to germinate can be planted. Any of the annual plants can be set out, or seeds of any annuals can be sown. Bulbs of large and many other perennials can be planted, as can those of lilies, cannas, caladium, and gladioli.

Theoretically the season for planting deciduous trees and shrubs is past now that they are clothed in leaves and growing actively. Times have changed, though, and most nurseries grow some stock in large pots. These can be planted without disturbing the roots. They can be planted at any time and growth continues without interruption. New home owners can do a bit of landscaping even in mid-summer by using container grown trees and shrubs. Some small sized evergreens are also available in pots.

Many kinds of perennials are being grown in containers and can be planted at any time. Holes in the border can be filled in if they suddenly show up in the middle of the summer, or newly made beds can be planted at the gardeners convenience. Pot grown material is sometimes a little more expensive, but the plants are generally large and sturdy and suffer no setback when transplanted.

Annual plants and vegetable plants are available in plant beds or in little pots made of compressed peat moss or other natural fiber. These cost more than plants grown in flats, but are useful for gardeners who are unable to do their planting now and must wait until some what later in the season.

Appreciates Good Fire Dept. Service
Mr. and Mrs. Frank Maviglia 39900 W. 12 Mile, have expressed their appreciation for the quick and efficient service rendered by the Farmington Township Fire Department when a fire broke out in their little week.

A neighbor helped Mrs. Maviglia control the blaze until the fire department arrived on the scene moments after they were called and quickly controlled the situation.

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NOTICE OF MEETING
To the Shareholders of the Farmington Savings and Loan Association:
PLEASE TAKE NOTICE that in accordance with the By-Laws, the annual meeting of the Farmington Savings and Loan Association will be held at its principal office in the Township of Farmington on Wednesday, June 29, 1960, at 3:00 o'clock p.m. for the purpose of electing directors and for such other business as may properly come before the meeting.

Signed,
FARMINGTON SAVINGS AND LOAN ASSOCIATION
By A. J. Primm, President
Dated: June 16 and 23, 1960

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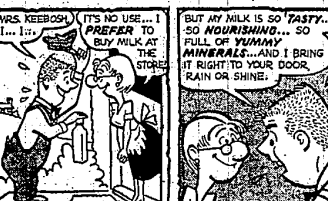
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CLOSED SUNDAYS

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