

Assessor's job draws trio

Bylund: more to do

Ken Bylund, the incumbent Lane County Assessor, is seeking a second term in office because he says he has "some unfinished work" he wants to see completed.

These tasks included legislative reform of the tax and assessment system and the completion and



Ken Bylund

enlargement of the county's assessment computer system.

"I'd like to see the entire present tax system abolished and replaced with one based on the ability to pay," he says.

In the interim, Bylund says, he would like to see the exemptions for elderly and handicapped increased. The closing of tax loopholes that place the burden on homeowners, farms and small businesses is another legislative priority, Bylund says.

Bylund, a native Eugenean, says in Lane county residential taxes pay for about 45 to 50 percent of the tax bill while commercial taxes only pay for about 20 to 25 percent of the bill. He says there is about \$4 billion worth of assessable property in the county.

One of Bylund's legislative proposals would allow fraternal and philanthropic organizations to keep their tax exempt status but require them to pay public services like fire and police protection.

Responding to charges of excessive turnover in office personnel, Bylund says most of the turnover is in clerical positions. "About a third of the turnover is people electing to take early retirement. Others took higher pay-

ing jobs and others cited poor physical working conditions."

Bylund, a state-certified appraiser, says office productivity as measured by the number of transactions handled by each employee has gone up 42 percent. He admits the office is five months behind in its appraisal schedule, but he says the work load has increased 80 percent. "We're now doing 50,000 appraisals as opposed to 36,000 before over a three-year period."

Concerning the 10 percent reduction in Springfield's tax assessment, Bylund says the reduction was necessary because inflation has pushed Springfield's assessment ahead of the rest of the county. He says the reduction was necessary to bring Springfield in line with the county's assessment.

Bylund says his hiring and promotion practices within the office have given his office a superior affirmative action record. He says his office has been willing to take minorities who were not completely trained and give them on-the-job training to increase their competency. Bylund says when he first took over the office there were no women appraisers and that now there are five.

Bain: need to be fair

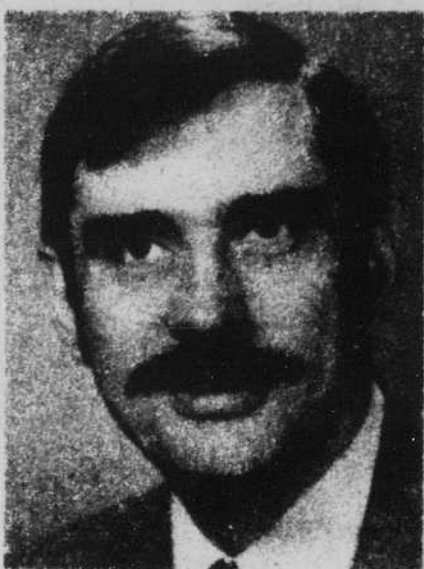
The county assessor's office has been adversely affected by "poor personnel administration" which has severely reduced the office's ability to efficiently assess private property in Lane County, according to William D. "Bill" Bain, candidate for Lane County Assessor.

Throughout his campaign, Bain has stressed what he says is a need for fair assessment and effective management of the office. Bain points to a 50 percent turnover in office personnel in less than three years as an example of poor administration.

Bain says his 18 years of experience in management and personnel provides him with the competency to handle the office.

A native Oregonian, Bain formerly worked for Citizens Bank where he managed the real estate loan department and was branch manager of two savings and loan associations here and in Lebanon.

To promote better personnel practices in the assessor's office, Bain says he would emphasize the merit promotion system. Citing examples of poor personnel practice, Bain points to two employees who said they were improperly dismissed and who later filed and won civil suits against the county.



William Bain

"I think there's some good talent down there (the assessor's office) and I'd hate to see any more lost," Bain says.

Bain also criticizes what he feels is an excessive use of temporary employees in the office. He says 35 percent of the employees are classified as temporary. Some temporary part-time positions are needed, he says, but Bain would like to re-evaluate the positions to see if some should be reclassified as full-time permanent. He is also concerned about the 46 percent increase in the assessor's office budget in the last three years.

Bain says the tax assessment system "is now basically fair, but a lot of the assessment programs are less accurate than they could be."

He says fair assessment involves "getting all the property

that is taxable on the tax roles. It is unfair when you have to pay for someone else's tax share because that person's property is underassessed."

Bain, a 1960 graduate of Oregon State University, is currently associated with real estate agent John McCulley of Eugene as an appraiser. Bain also holds the rank of commander in the Naval Reserve.

Dwyer: office 'a mess'

Failure of the present county assessor, Ken Bylund, to effectively utilize office personnel and properly perform his duties has created "a mess" in the assessor's office, according to Bill Dwyer, candidate for Lane County Assessor.

"It (the assessor's office) is in such a mess, it's going to take an act of God to straighten it out no matter who's the assessor," he says.

Dwyer says the key to improving the office is administration.

Dwyer feels his best asset is being able to work with people. He says his experience with union activities, specifically his involvement as a delegate to the Lane County Labor Council and his experience working with government officials, would be helpful. He is currently chairman of the Lane County Democratic Central Committee and is an administrative assistant for special projects for the Lane County Board of Commissioners. Dwyer ran for state labor commissioner in 1974 and finished second.

A rapid turnover in office personnel has also hurt the assessor's office, Dwyer says.

"They (personnel) leave just about as fast as they're hired," he says. "He doesn't utilize key personnel effectively. He (Bylund) has had to order appraiser to work 10-hour days and on Saturday because he's so far behind in the appraisal cycle."

Dwyer says the problem can be corrected. He says the staff

should be reorganized and, perhaps, additional staff positions added.

On Bylund's decision to lower Springfield's tax assessment and his use of computers, Dwyer says Bylund has not acted wisely.

"In the last election, he (Bylund) ran against Parkhurst's use of computers," says Dwyer. "People don't want a computer to appraise their house. Well, he (Bylund) turns around and uses a



William Dwyer

computer to justify the lowering of the assessment in Springfield. The ten per cent reduction in Springfield isn't fair to the rest of the county.

Concerning the use of part-time employees in the office, Dwyer says Bylund has overextended his non-classified miscellaneous budget by \$75,000. "I'd try to review and, perhaps, reclassify these positions and budget them as full-time positions."

A Eugene resident for 13 years, Dwyer is a state certified appraiser and worked for Bylund for 25 months before resigning.

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BAIN

for
COUNTY ASSESSOR

**FAIR ASSESSMENT
EFFECTIVE MANAGEMENT**

William D. "Bill" Bain will:

Provide fair assessment for all property owners

Develop better cross-training of personnel

Improve morale and productivity of personnel

BAIN for Assessor, Randall E. Thwing,

Treasurer, P.O. Box 1758, Eugene, Or., 97440

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FAIR!
Common Sense!



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*"The Only Candidate with Field Experience
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Paid for by the William J. "Bill" Dwyer for Assessor Committee, 915 Oak Street, Suite 310 Eugene, Or. 97401