

Campus Achiever

Ginni Rose Lyles, a senior at Illinois Valley High School, is February Student of the Month, selected by Kerby Belt Lodge AF&AM.



GINNI ROSE LYLES

She is the daughter of Randell Lyles, and has maintained a grade-point average of 3.65.

Lyles is a member of the mock trial team, College Dreams, IVHS Chapter of the National Honor Society, Passages, and the cheerleading squad.

She also takes stats for the boys basketball team.

She has earned her CIM certificate, and has received three College Dreams scholarship awards.

After graduation, Lyles will attend Southern Oregon University in Ashland, and then travel abroad.

Measure 37 reimbursing noted by OSU economist

Since the passage of Measure 37 in November, Oregon government officials have been grappling with its implementation in cities and counties.

The ballot measure enables land owners to seek compensation when their property values are reduced by land-use regulations.

But how should that compensation be calculated?

"The text of the measure says that compensation should equal the reduction in the fair market value of the property," said Andrew Plantinga, an economist at Oregon State University (OSU) at Corvallis.

"This sounds simple enough. It isn't," he said.

Plantinga is a professor in OSU's Dept. of Agricultural and Resource Economics, and a researcher with Oregon's Agricultural Experiment Station. He has just completed a study examining ways to calculate compensation for land owners affected by Oregon's historic land-use laws.

The measure requires city, county and state governments to either compensate land owners, if land-use regulations lowered their property values, or waive the regulations. Gov. Kulonowski has said that he prefers compensation rather than waiving.

But Measure 37 does not precisely define how compensation will be calculated, leaving government officials with many possible ways to interpret the measure, according to Plantinga.

Under the measure, land owners can claim compensation for the reduction in fair market value, which equals the difference between the property's value with and without the land-use regulation.

"We know the value with the regulation in place, because that's the current market value," Plantinga said. "But the value without regulation is hypothetical."

Estimating such hypothetical values poses many challenges, Plantinga said.

"Suppose we were to calculate the fair-market value for a parcel of land assuming it has no development restrictions," Plantinga said.

"Do we assume restrictions still apply to all other parcels?" he asked.

"This treats one land owner like a monopolist with exclusive development rights and allows that land owner to receive higher compensation because the restriction is still imposed on others.

"We should, instead, treat the land owner like a participant in a competitive market," Plantinga said. "In this case, we would calculate the value of the parcel assuming the land-use regulations do not apply anywhere."

In the hypothetical world without regulations, that single parcel would be one of many that could be developed, said Plantinga.

Competition would drive down its value for development, and only unique advantages, such as location, would increase its value compared to many others on the market.

"But developing compensation schedules for such hypothetical markets would be a challenging and time-consuming undertaking," he added.

As an alternative, Plantinga notes that the original purchase price, adjusted to current dollar value, indicates the actual competitive market value of the parcel of land before the regulation went into effect.

Because Measure 37 provides compensation only to individuals who acquired their property before the land-use laws were enacted, the price they paid reflects a competitive market without regulations.

The difference between the original price and the current market value with the regulation in places equals the reduction in fair market value. The consumer price index can be used to convert the dollar price paid to the current dollar value.

The advantage of this approach is that it relies on observable, rather than hypothetical, values. However, Plantinga points out that in some cases the original purchase price of the land would need to be separated from other assets, such as farm equipment, that may have been included in the original transaction.

In whatever way compensation will be eventually calculated under Measure 37, Plantinga points out that this process is fundamentally different from a taking, where compensation equals the full current fair-market value of the land.

"In a taking, the land is no longer owned by the land owner," Plantinga said. "Under Measure 37, land owners still own their land and have full entitlement to earn income from all permitted uses," he said.

The study can be viewed in its entirety at arec.oregonstate.edu/faculty2/plantinga.htm.

Girls at 9-2 in Skyline title race

Illinois Valley varsity girls will be looking for victory in the final basketball game of the season, as they're tied 9-2 for the Skyline District title.

The Cougar girls and Phoenix have identical won-lost records after the games played Friday, Feb. 18.

I.V. was to play Mazama in Klamath Falls Tuesday night, Feb. 22. On the same night, Phoenix was to play Hidden Valley (6-5) in Grants Pass.

I.V. girls went to 8-2 following their game vs. Henley on Tuesday, Feb. 15, as the Hornets won in a squeaker, 54-53.

The Cougars outscored Henley in every quarter but the first. Then with 13 seconds on the clock, I.V.'s Sheena Cole delivered a 3-pointer, getting the Cougs within 1 point.

But the girls couldn't convert a rebound of a Hornet foul line shot, and time ran out.

I.V. was led by Serena Barry and Sarah Houston, who each scored 12 points.

The Cougars roared back to 9-2 with a huge 64-26 clobbering of Hidden Valley in Ken Mann Memorial Gym on Friday, Feb. 18.

The ninth-ranked Cougs scored nearly at will, notching 15 team assists. Four each were recorded by Emily Dudley, Barry and Erika Riley.

Barry also was good for 17 points, including five of six 3-pointers. Cole added 19 points, and Houston contributed 18.

Boys battle

Cougar boys varsity basketball team took its Skyline Conference record to 0-11 with two more losses last week.

On Tuesday, the Cougars were stung 50-28 by the Henley Hornets, who went into the game in Ken Mann Memorial Gym 5-5.

I.V. had a 17-15 lead at the half, but Henley returned with 35 points in the second half to take the victory.

I.V.'s Kalen Snook scored 12 points.

The conference-leading Hidden Valley Mustangs, who have an unbreakable grip on the Skyline title, kicked the Cougs 76-39 in Murphy on Friday, Feb. 18. The victory gave the Mustangs an 11-0 record. The closest team is 9-3 North Valley.

Snook led scoring with 16 points in the loss to HV.

Mazama (3-8) was to play I.V. in Ken Mann Memorial Gym on Tuesday, Feb. 22 in the final game of the season.

CofC sets ...

(Continued from page 1)

ment for a number of valley residents. Their support of various valley programs also was noted.

Taylor's Sausage Country Store was voted 2003 outstanding business by chamber directors. The nomination included the notation that the new, attractive store in Downtown Cave Junction is an asset, and that it also provides wholesome entertainment and food for all ages, plus employment and support to valley groups.

Advertising in the 'Noose' reaches the valley. And beyond!



With a 64-26 drubbing of Hidden Valley in Ken Mann Memorial Gym Friday night, Feb. 18, the Illinois Valley varsity girls moved into a tie for first place in the Skyline Conference. In bottom photo seniors were recognized for their last home game appearances. (From left in uniforms) Players Serena Barry and Kirsten Wood with their moms, and statistician Chelsea Hocker, and (getting a hug) Janie Pope, athletic activities director. They received flowers for their efforts.

(Photos by Dale Sandberg)



Personal property reports due March 1

All businesses are required to file a Confidential Personal Property Return with the Josephine County Assessor's Office each year to report all taxable personal property in their possession as of Jan. 1 at 1 a.m.

The filing deadline for returns is March 1. An extension to file may be granted "for good and sufficient cause."

In Oregon, personal property being used by a business is taxable. Examples of taxable personal property include machinery, equipment, furniture, fixtures and furnishings, tools, noninventory supplies and

professional libraries in use or available for use by the business.

Property held in storage, or that has been previously expensed on federal income tax business returns, remains taxable and should be reported.

Prior to Dec. 31, blank returns were mailed by the assessor to all known businesses. However, failure to receive the form does not relieve business owners of the obligation of filing.

"If you are a business and did not receive a return, contact us," said the assessor's office.

It added, "If your busi-

ness has personal property in multiple locations in the county, returns must be filed for each location.

"In addition, if your business has personal property in more than one county, you must submit a separate return in each county," said the assessor.

Penalties are assessed for failure to file a return and for late filings. The penalty can be as much as 50 percent of the tax owed.

Business owners with questions can contact the assessor's office in the county courthouse in Downtown Grants Pass, or phone 474-5260.

We can help with your graphic design projects -

Ads - Brochures - Letterheads - Business Cards - Printing

Experienced Professionals

Reasonable rates

wonderdog1@frontiernet.net or 592-2713



WONDER DOG
GRAPHICS