

# Property owners fight reappraisals

By Thomas Taylor  
News Editor

Sandy area property owners showed their dislike for the recent tax reappraisals in a public meeting Monday night.

A crowd estimated to be over 300 persons attended the meeting to discuss the recent tax reappraisals which have staggered this area. Addressing the meeting was a panel consisting of Donald Hatten, Clackamas county assessor, Tom Telford, Clackamas county commissioner, and Paul George, state department of revenue representative.

Hatten fielded most of the questions. Most concerned the recent reappraisals in the Sandy-Hoodland-Boring-Orient-Damascus area which took a sharp jump—20 per cent increases on property and 10 per cent on improvements.

These added to the reappraisals completed only two years ago, have caused many property owners to question the county assessor's office.

#### Area Not Alone

Hatten explained that this area was not alone in the county in receiving the high reappraisal, stating that the West Linn-Wilsonville area also received them. He explained the sales of property, housing

developments, other new buildings etc. all have an impact on appraisals.

He added this area of the county has seen some of the most spectacular growth in recent years.

In discussion with citizens at the meeting, Hatten said the county has been divided into six districts for reappraisal purposes. These, of course, are required periodically by state law.

Every six years, one of the districts is physically reappraised. Representatives of the assessors staff check properties and set new values.

Several persons asked questions concerning their personal property and how it was appraised higher than similar property near it.

Karen Cody said her property was two feet smaller than property across the street, yet was appraised \$600 more.

#### Contact Assessor's Office

Hatten answered to this question, and several others in the meeting, that he was unable to give any answer because he did not know the properties in question.

"If any of you have questions, please contact my office, so we can help you," said Hatten.

At this point, commissioner Telford told the audience he had brought forms for

appealing to the Board of Equalization. He said that last year 661 cases came before the board and 205 cases were granted some form of property tax relief.

Hatten said he agreed property taxes are too high in the state, but asked the audience for a solution to the problem.

"The Oregon voters have selected to vote against a sales tax to relieve the property owners," said Hatten.

Mrs. Gamble asked what could be done to prove that a person's home and property were overvalued.

Hatten stated the best way was to check

the market value. If it still seems to be overvalued, come to his office and apply for tax relief.

A person has until April 15 to apply for property tax relief.

Several persons stated they had gone before the board of equalization but nothing had been done.

George, representing the state revenue office, said the job of the county assessor was not a taxing office, but one of equalizing the tax load throughout the county.

One person said he wondered how his

taxes could keep climbing when his home, which was built in 1914, had no foundation, the chimney falling down and no improvements had been made.

#### Lost Property

Another stated, he had lost a 1/2 acre on his tax roles and was told by the assessors office that he was better off by having less taxes to pay.

Hatten said it is up to the voters to determine the taxes they pay through the budget elections of local government bodies.

Telford said the county tax dollar is

divided with schools taking a majority. He said the schools get 82 cents, cities 8 1/2 cents, fire 4 cents, county 4 cents and others 1 1/2 cents.

Milt Fox questioned the panel why this area is being picked on by the county assessor's office.

He cited figures which showed in recent years all grade school districts in the county, other than the local ones, had a percentage of increase less than 40 per cent, while districts here ranged in increase from a low of 68 per cent at Sandy to a high of 116 per cent in Welches.

Fox also stated that Sandy high school had the largest percentage of increase 85, than all other high school districts in the county.

#### Being Picked on

"This proves this area is being picked on," said Fox. "We need to do something about it and since we can not get away from the state, then how about the county?"

None of the three panel members denied these figures.

Another person asked what would happen if a person did not pay his property tax.

Hatten stated that after three years the taxes would become delinquent and after four years the county would start closure procedures against the owner.

Hatten stated several times that his office was open to anyone wishing to talk about their appraisals. He also mentioned that he looked for at least a five per cent increase for next year.

The meeting was sponsored by the Concerned Taxpayers of NE Clackamas County and Byron Edmonds acted as chairman for the meeting.

## Hoodland group meets tonight

The Hoodland Planning Group (HPG) will hold a meeting tonight at 7:30 at Bowman's.

The meeting will be a work session meeting with representatives from the planning firm C2M being present.

HPG is currently helping CH2M finish a comprehensive plan for the Hoodland area.

The public is invited to the meeting.

## Arrests made, car recovered

During the past two weeks the Sandy police have made several arrests and recovered a stolen car.

On April 2, Dale Krebs, 19, Troutdale and a 15-year-old Gresham girl were cited for minors in possession of alcohol. Krebs was directed to court and the juvenile was lodged with county juvenile authorities.

Helen A. Everets, 35, of Portland was arrested for disorderly conduct and appeared in court on the charge. She received a sentence of 10 days. She was arrested April 3 in Sandy.

Jimmy Wilson, 21, Sandy is now awaiting court appearance after being cited for driving under the influence of alcohol on April 8 in Sandy.

On April 11, Sandy Truck Line reported vandalism of their shop located on Koch's mill site. Also Ted Garlock of Gresham, reported that an estimated \$200 worth of camping gear was taken from his car while it was parked at the mill site the same day.

A 13-year-old Boring boy was reported as a runaway on April 11. He was found later that day by his parents in Gresham.

The police recovered a stolen automobile on April 11. The car was stolen from Carlson Chevrolet. A 15-year-old juvenile boy from Sandy was lodged in the county juvenile detention center in connection with the case. He is currently awaiting action from the juvenile authorities.



Vol. 34 Single Copy 10c SANDY, OREGON, THURSDAY, APRIL 13, 1972 TWO SECTIONS 22 Pages No. 15

## Public meeting set

# Voters reject city's budget

The city of Sandy's proposed budget for 1972-1973 went down to defeat at the polls Tuesday by a count of 120 'no' to 90 'yes' votes.

The city had been asking for a tax levy of

\$109,322.99 to run the city next year, which was an increase of \$39,293.73 over the current year's budget.

Following the close of the election polls, the city council held a meeting and decided to hold a public meeting Monday, April 17, to discuss future budget plans for the city.

The meeting has been scheduled for the old gym at Sandy grade school starting at 7 p.m.

Sandy mayor Melvin Haneberg said the council decided to hold the public meeting at the grade school because "in the past people have seemed to stay away from our public meetings or hearing when they are held in the city hall."

Mayor Haneberg said, "the city council is looking for guidance from the voters on what should be done when the city submits another budget for their approval later this spring. We must have a budget to run the city next year."

The format of the meeting calls for each part of the defeated budget to be explained to the voters and then the meeting will be opened to questions from the floor.

Council members expressed the desire for hearing all the opinions possible on the city budget to help them in making a decision on submitting another budget to the voters.

"We feel the budget committee, consisting of 14 people, did the best job possible to present to the voters a reasonable and good budget," said Haneberg.

The total voter turnout was 210 out of an estimated 670 registered voters in the city.

## Chamber to hear school budgets

The Sandy high school and Sandy grade school budgets will be reviewed at the Sandy Chamber of Commerce meeting Tuesday.

The meeting is set for 12 noon at TJ's in Sandy.

Both school budgets along with the other school budgets in the Sandy-Hoodland area will be before the voters on May 1.

THE CITY of Sandy will be represented in this year's Rose Festival parade in Portland. The float (shown above) is designed around the parade's theme of "Love Is" and also to help promote the Sandy Cen-

# Sandy's float unveiled

The design of the Sandy float which will be in this year's Rose Festival Parade was unveiled today. The float design is based on the theme "Love is 100 Years."

Featured on the float will be a covered wagon highlighting the pioneer spirit of the area and a birthday cake referring to the 100 year birthday celebration planned in the Sandy area during 1973.

Also a queen and her court selected from Sandy High school will ride the float, which will be pulled by a team of 20 matched mules.

Jim Patrick and Gary Sandblast are acting as co-chairmen of the float committee and they have set a meeting for tonight at TJ's at 7:30 to present the artist's drawing of the float to the public.

## Election sought

Petitions are currently being circulated in the Sandy area against the proposed bill to pay a retirement fund to former governors of the state.

The petitions seek to place the issue on the ballot for an election this fall.

tennial set for next year. A queen and her court will be selected from girls at Sandy high school on May 9 and will ride on the float in the parade. The Sandy float will be

one of the longest in the parade as it will be pulled by a team of 20 matched mules. The float committee is having a meeting tonight at 7:30 at TJ's and everyone is welcome to attend.

The float is being financed through donations from businesses and individuals in the community and a budget of \$2,000 has been established. To help raise funds, Rose Festival buttons will go on sale here starting May 1. All proceeds from the sale of the buttons will go towards the float.

The court will be selected on May 9 at a school assembly, according to school officials. Currently procedures for the

selection of the four girls are being established and will be announced at a later date.

The float itself will be fabricated on a trailer frame donated by Timberline Trailers of Sandy.

Those interested in working on the float should attend either tonight's meeting or contact the co-chairmen or the Sandy Area Chamber of Commerce.

## Hoodland town hearing April 19

The Portland Metropolitan Area Local Government Boundary Commission will hold a public hearing on the proposed incorporation of Hoodland Town Wednesday, April 19, at 8 p.m. in the Sandy Grade School old gym.

The meeting date was incorrectly reported in last week's Post as being on April 12.

The grade school is located on Pleasant Ave. one block north of Proctor Ave. (Highway 26 west bound lane).

The Commission received petitions with the signature of 36 residents in support of the town early this year. If the issue is approved, then it will go to the Clackamas County commissioners, but if the Boundary Commission denies the request then the issue is dead.

The proposed town would include about five square miles in the Rhododendron area including the Mt. Hood Woodland area and the Faubion area.

# Hoodland report shows budget

The proposed Hoodland Town in the Rhododendron area will be run on a budget of \$4,370, according to supporters of the incorporation movement.

The proposed budget was part of a report which was given during a public meeting held Saturday at Welches Grade School. About 30 interested citizens attended the meeting.

The issue is set for a public hearing before the Portland Metropolitan Area Local Government Boundary Commission on April 19 at 8 p.m. in the old gym of Sandy grade school in Sandy. The school is located one block north of the west bound lane of Highway 26 on Pleasant Ave.

Expenses in the proposed budget include \$1,000 for planning commission; \$1,200 for a recorder; \$700 for street and road maintenance; \$170 to belong to CRAG; \$300 for a judge; \$75 for a yearly audit; \$75 for office supplies; \$150 for insurance and liability; and \$700 reserve for parks.

#### Revenues Noted

The report also estimated income revenues to the city as \$5,200 from municipal share of State funds (gas,

cigarette, liquor) for the 260 permanent residents in the area. Also it is estimated a one mill levy would produce \$5,200 (gross).

The assessed valuation of the entire area is estimated to be \$5,200,900 with total area of the town to cover 5.5 square miles.

The report cited the number of buildings in the area as 451 single family, 3 multi-family, 15 commercial, 1 industrial and two public facilities (Toll Gate camp and the Girl Scout camp).

It is estimated there are 260 permanent residents and 135 registered voters with 350 persons being part-time residents.

#### Sewer Problems

Services which would be provided for the town include fire from the Hoodland Rural Fire Protection District; water from the Rhododendron Summer Home Assn.; sewer would be private and police would be from the state, county and the city of Sandy at times.

On the subject of sewers the report said "Some surface drainage needs to be corrected. If individual steps were taken this problem would be eliminated and sanitary service would be adequate for the

present and next few years."

The following is the statement of reasons why the incorporation of Hoodland Town is sought by those who favor the issue.

#### Reasons for Incorporation

The primary reason for incorporation is to devise the most effective mechanism for adequate and sensitive planning of future development in the Hoodland corridor. Hoodland Corridor is zoned as "Residential-Recreational" by the County at present. Its essential characteristic is a recreation area in a mountain surrounding.

The sponsors believe that the characteristic should be preserved as the highest, and best use of this land within the metropolitan area of Portland. This means that zoning concepts appropriate to suburban residential development are not appropriate, that industrial and supporting commercial services should be provided as needed for recreational purposes and as compatible with the general characteristics of the area.

"A period of over two years of activity devoted to the problem of development of

the area impressed the sponsors with the great difficulty of operating within the present controls administered by the County Commission. Essentially, the County Commissioners of Clackamas County are, and necessarily will always be, chiefly conscious of the pressing urban problems of the County, as will, of course, the Planning Commission for the same reason. The Hoodland planning group, while providing a means of at least the expression of viewpoints of the areas in an official channel, provides no decisional authority, and cannot be considered to be an adequate substitute for a body with the capability of focusing its attention upon the specific needs of a unique area, and with the power to make effective decisions.

"It is inevitable that the population of the Hoodland corridor will grow, and probably grow substantially and even spectacularly. If it does grow apace, then at some point the existing utility systems, the water supply systems of the various

Continued on page 2

## In Spring a A Young Mans Fancy Turns to Luv.

If you've never been in Luv — try it — you'll like it. You'll get more LUV for your money at Carlson Chevrolet in Sandy. Luv is Chevrolet's big, little economy truck value imported by Chevrolet just for you. It even has Chevrolet's name on it — so it has to be good.

Shiny new 72 Chevrolet cars & trucks keep coming in by the truck loads to Carlson Chevrolet, and because we feature lower prices & higher quality service, we keep selling them. We're a bit overloaded right now, so take advantage of us by buying your 72 Chev car or truck right now from Carlson Chevrolet & you'll catch us with our prices down. You'll also get a larger trade in allowance here right now, because we need clean used pickups and cars.

Blazers, Vegas, 4x4s, pickups, vans, sport vans, Camaros, Novas, Monte Carlos, Impalas, Caprices, Wagons — You'll find them all, together with LUV at

**PETE CARLSON SANDY**  
668-4101 OPEN SUNDAY