Monday - June 28 - 1920

The board met in regular session, all commissioners present, and Commissioner & Chairman A. Andrews presiding.

The clerk brought in and read the report of the County Assessor of his assessment for taxation purposes for the year 1920, of the Citizens' Light, Heat & Power Co., as follows.

Report of Co. Assessor on Valuation for Taxation of Gas Co. Property.

To the Hon., the Board of County Commissioners of Douglas County, Kansas.

Gentlemen: Pursuant to order from your board, made at a regular session held June 10. 1920, directing the County Assessor of Douglas County, Kansas, to assess all property of the Citizens' Light, Heat & Power Company within Douglas County, Kansas, not otherwise properly assessed for taxation purposes, as real estate as prescribed by law, I beg leave to submit the following findings.

This office has carefully gone into the question at issue from every angle; conclusions have been asked for and received from County Attorney J. B. Wilson and from City Attorney Walter Thiele. The conclusions and deductions of these two gentlemen and also the conclusions and deductions of Attorney Chas. Colingman, representing the Citizens' Light, Heat & Power Co., have been carefully sifted and investigated, and the finding of the County Assessor, after weighing the evidence adduced both for the County and the Gas Company is that the Citizens' Light, Heat & Power Co. should be assessed on a basis of 70% of the actual present value of their property, including the items possessed by said company as set forth in paragraph 11282, General Statutes of Kansas 1915, and including also such enhancement or ingredients of value as are added by reason of the possession of a franchise from the city of Lawrence, going value, [illegible], and all other items that gives the property of the Citizens' Light, Heat & Power Co. value as a single efficient business concern. I find upon examination that the average net income of the concern for the years 1917, 1918 and 1919, without deducting interest and depreciation charges, is $44,438. This income is 12% annually on a valuation of $370,316. Inasmuch as the real property of Douglas county is found to have been assessed at from 65 to 78% of its actual value I deem it just and fair to value the property of the Citizens' Light, Heat & Power Co. for taxation purposes, in order to make it conform with other real property