

## COMMISSIONER'S RECORD N

Douglas County Republican, Lawrence

With the County Attorney, Milton P. Beach and Ernest Klooz, Abstracter for the Judicial Tax Sale, the Commissioners discussed the progress of the work pertaining to the Sale, and the advisability of completing the work now or postponing until a future date due to the postponement of the sale necessitated by the new law.

In a discussion on the county's share of paying the rent of the employment office, it was agreed among the members of the Board that same be discontinued, whereupon J. M. Sanderson moved that upon receipt of a legal opinion from the County Attorney regarding the payment of rent for the employment office located at Lawrence, Kansas, that the \$25.00 payment per month be discontinued as of July 1, 1941, and the proper officials notified. Ed Johnson seconded the motion. On vote, motion carried by unanimous vote.

The Board adjourned to meet May 20, 1941.

The Board of County Commissioner resolved itself into a Board of Equalization for the purpose of adjusting any discrepancies that may have arisen during the 1941 assessment period.

The first request for an adjustment on real estate was presented by Chester Hemphill, Real Estate Agent. The property in question is that located at 7th Kentucky, formerly in the name of Kate Anderson and husband. This property is legally described as Lots 1 and 2 Levee Street. The total valuation on both lots and houses is \$5880.00. Mr. Hemphill is not presenting this complaint officially, since he has no authority to act in that capacity, but is asking the Commissioners to give some consideration to a reduction in the assessment due to the possibility of a sale. The Board placed this on its viewing list.

A. R. Wallace, owner of property at 1205 Kentucky Street, legally described as Lot 143, Kentucky Street, requested that the assessed valuation be reduced. The lot is now assessed at \$900 and the improvements at \$5000, making a total of \$5900, plus an assessment of \$500.00 for new improvements made during the year 1941. Mr. Wallace says that in his opinion, this property is out of line, and he thought the actual cash value of the property would be the purchase price of same, same being \$4000.00. This property formerly belonged to the Lawrence Building and Loan and was classified as a "B" asset. The Board informed Mr. Wallace that it would view this property before reaching a decision.

A plea for a reduction on the assessed valuation of her property, was heard from Elsie Ringo, said property being located at 1409 Tennessee Street and legally described as: Beg. on W line of Tennessee Street 188' N of S line of 31-12-20, W 250', N 95', E 250', S 95' to beg. The land valuation is \$2610 and the improvement valuation is \$4350, making a total of \$6960. Mrs. Ringo says she has had difficulty in renting this property because it was too large for a family residence and too small for a fraternity. She purchased this house about a year ago and paid \$3200 for it. They received about \$62.00 per month rent for the house last year. She thought the valuation of the property should be about \$3500.00. Mrs. Ringo purchased this from the Lawrence Building and Loan and thought at the time that she had a bargain, but soon realized her mistake. The Board agreed to view this property before reaching a decision.

Mrs. Myrtle Thompson, 413 West 14th Street, presented her complaint, asking that the assessed valuation of her property be reduced. This property is legally described as: Beg. 62 1/2' E of SE cor Adams and Ohio Streets, S 100', E 62 1/2', N 100', W 62 1/2' to begin. This was a HOLC property and Mrs. Thompson is purchasing it by contract, the purchase price being \$5375.00. The lot is assessed at \$900 and the improvements at \$3555, making a total of \$4455.00. Mrs. Thompson admits that she made a bad bargain when she purchased the property. It is in very bad condition and will cost a considerable sum of money to improve it as it should be. There are twenty rooms to the house and she is attempting to rent rooms to students. The Commissioners plan to view this.

Thomas Lanahan, 1309 Kentucky, requested that the new assessed valuation placed on new improvements at 2138 Vermont, be reduced. The lot is assessed for \$450.00, old improvements \$2000.00 and new improvements \$500.00. This property is legally described as the S 1/2 of the W 1/2 of Lot 1, Moreland Place. Mr. Lanahan thought the valuation on the old improvements would be all right, and wouldn't object to the county's adding \$100.00 for the porch, making a total of \$2550.00, but he is objecting to the \$500.00 placed on the new improvements this year. He said it cost about \$2400.00 to build the house; he is receiving \$30.00 per month's rent. The Board agreed to view this property.

Charles Springer, Attorney and Agent for the Home Owners Loan Corporation, appeared before the Board asking for reductions on the assessed valuations of the following properties:

The property known as the Simmonds or the Robert's property, located at 13th Massachusetts, and legally described as Lots 165, 167 and 169, Massachusetts Street. Lot 165 is assessed in the amount of \$1080.00; Lot 167 \$900.00 plus \$7570.00 for improvements, making a total of \$8470.00; Lot 169 \$900 plus \$430.00 for improvements, making a total of \$1330.00. The total valuation for the property as a whole is \$10,880.00.

Property described as Lot 4, Oread Heights, a sub-division of Block 3, assessed in the amount of \$630.00 for the lot and \$4530.00 for the improvements, making a total of \$5160.00.

Property described as Lots 1 and 2 Levee Street. Lot 1 is assessed for \$1080.00, improvements \$3000.00, total: \$4080.00; Lot 2 is assessed for \$1000.00, improvements \$800.00; total \$1800.00. The total of both properties is \$5880.00. (Rental about \$55.00 per month.)

The Commissioners placed all three of these properties on the viewing list.

Geo. F. Humphrey, 1519 Barker, presented his complaint to the Commissioners, contending that the assessed valuation of his new home, placed on same this year, is too high and out of line. This property is described as Lots 5 and 6 Geo. C. Smith's Addition. E 1/2 of Lot 5 is assessed at \$180.00 plus \$3500.00 for new improvements, making a total of \$3680.00 and the W 1/2 of E 1/2 of Lot 6 is assessed for \$115.00. Total of property: \$3795.00. Mr. Humphrey thought that \$3000.00 for Lot 5 would be fair. Board desired to view this property before reaching a decision.

A request for land valuation reduction was made by Henry Bowman, Wakarusa Township. This land is the E 1/2 of the NE 1/4 of Section 33-13-20 and is valued at \$2400.00 (80 acres). Mr. Bowman says the land is quite poor and that there isn't even a well on the property. Board to view.

The Board adjourned to meet May 20, 1941.

ATTEST: *T. R. Gerhart*  
T. R. Gerhart, County Clerk.

*L. H. Griffith*  
L. H. Griffith, Chairman of the Board of  
County Commissioners.