

# Gibson Outlines New Assessment System Plans

John S. Gibson Jr., Los Angeles city councilman and candidate for county assessor, outlined his plans for modernizing assessment procedures "for equitable and up-to-date assessments in all areas," to members of the Los Angeles County Council of Real Estate Boards Tuesday night. Chairman John Denny, Whittier realtor and vice president of the California Real Estate Assn., presided at the dinner meeting in Los Angeles. The council is composed of delegates from realty boards throughout the country.

Fred W. Marlow, chairman of the Realtors for Assessor Committee, who is a director of the National Assn. of Real Estate Boards, introduced the candidate. He said that leading realtors throughout the county are supporting Gibson "because we have confidence in his judgement and ability, as evidenced in his impressive record of proven public service, and we believe that this program for modern methods of assessment will do much toward equalizing the tax load in all areas."

GIBSON NOTED that during his last 11 years on the Los Angeles City Council, of which he was president for eight years and twice chairman of the revenue and taxation committee, he has been

in close touch with the phenomenal growth and development of all areas of Los Angeles County.

"The assessor's office must be brought up to date to keep pace with the continuous changes in property values," Gibson stated. "My goal as assessor will be to achieve, as rapidly as possible, yearly countywide reassessments on

as uniform a ratio as feasible. This cannot be done overnight, but certain definite steps can be taken immediately to help equalize the tax load."

As the first of these, Gibson outlined his plans for open record sessions in every revalued area, before assessment rolls are closed.

"THESE WOULD be held at

a well publicized time and place in the area," he explained. "Property owners will have the opportunity to examine the records, make comparisons, and discuss their assessments with the appraiser who made them. This is the time when the assessor's office can and should make justified reappraisals"

Gibson said that he would

also institute early assessment notices, and that he is investigating various methods to determine the most economical and efficient way of handling these.

For redress for the property taxpayer, Gibson urged a "Yes" vote on Proposition No. 15 for tax appeal boards, and also advocated establishment

of a general tax court with the

right to review of valuations.

For efficiency and economy, as well as equity to property taxpayers, Gibson said, "I advocate a gradual change to combined land and building appraisals, instead of the present more costly separate appraisals. I also feel that appraisers now in the assessor's office should be trained to use earning capacity as a main guide along with market value and replacement cost, in assessing income property."

"TO KEEP in touch with val-

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uation changes in various areas of the country, I intend to make full use of the permanent regional branch of the assessor's office, not only by personal contact myself but also by delegating more responsibility to these local staffs who are in close touch with local problems. I will appoint citizens advisory committees to work with them.

"In addition, I plan to set up a special task force for continuous survey to keep me informed of sudden as well as gradual changes in valuation. And I intend to make full use of all the electronic equipment of the county owns," Gibson concluded. "By efficient organization and administration, and taking advantage of modern equipment already available, I am sure that the Los Angeles County assessor's office can be operated on a current, economical basis that will mean equitable and up-to-date assessments in all areas."

## Chace in Plea for Proposal

Increases of 115 per cent in juvenile court cases during the past 12 years has created a critical situation throughout the County's juvenile detention facilities, Supervisor Burton W. Chace declared today. "Children are sleeping on the floors in overcrowded quarters," Chace asserted, urging support of the \$17 million Proposition A bond proposal in November.

"There is no other solution to this acute problem," the Supervisor added. "Los Angeles County's population has zoomed 54 per cent since 1950.

"IT IS estimated by the Regional Planning Commission that the juvenile population will reach 2,740,000 by 1970; and unfortunately a significant number of these children will get into trouble or need protective services of the court," Chace said. He pointed out that nearly 14,000 boys and girls will appear during 1962 in juvenile courts, an increase of 115 per cent over 1950.

ALTHOUGH the county has made important strides to provide adequate juvenile facilities, Chace said existing training and rehabilitation camps have been unable to keep pace with needs.

"Detention facilities are overcrowded to the point that children must sleep on the floor, a dangerous and undesirable practice.

"But there has been no other solution to the acute housing problem," Chace added.

AVERAGE DAILY population of boys and girls at the main Juvenile Hall during 1961-62 was 834, which exceeded the bed capacity by 287, the supervisor said.

Proposition A will provide funds for five juvenile facilities as the initial phase of the County's 10-year program.

"Approval of the \$17 million bond issue (Proposition A) would mean the average taxpayer would pay only 16 1/2 cents per \$1,000 assessed valuation, or a total of \$5.84 over the 20-year bond period.

"This is indeed a small price to pay for the welfare of our children and the protection of the community," Chace said.

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