

PRESS-HERALD—PRESS-JOURNAL & HARBOR MAIL

# REAL ESTATE

AND

## Home Improvement NEWS

### Construction Work Becomes Subject for School Lesson

Construction outside a classroom window can be disconcerting. The sound of trucks delivering materials and workmen hammering are apt to catch the attention of the kindergartners in that classroom.

When Mrs. Kathryn L. Nesenson, kindergarten teacher at Carr School, found herself confronted with such a situation, she turned a liability into an asset.

The project—widening the sidewalk outside the schoolyard—became a study lesson for a group of eager summer students. Each day for 15 minutes the class lined up on the lawn to watch the workmen through the fence.

Kindergartners learned the difference between skip loaders, graders, dump trucks, and cement trucks in an on-the-spot experience. They saw how workmen accomplish their tasks through division of labor. And they saw how a sidewalk is laid.

To supplement what they watched, the teacher led discussions on trucks and making sidewalks.

"Sometimes," commented principal William Leahy, "we take our children on study trips to gain new experiences. This time the field trip came to us."

### Victoria Park Residents Seek Street Lights

Residents on eight subdivision streets in the Victoria Park area may receive 30 new street lights next year resulting from petitions now being circulated.

Supervisor Chairman Burton W. Chace said the petitions seek annexation of Tract 29616 to the Dolores Lighting District for street light installation.

### Electric Air Conditioners Give Inexpensive Comfort

Electric air conditioning costs less today than ever before, according to L. E. Jenkins, Southern California Edison Co. district manager.

While the cost of living—including fuels—has risen sharply during the past several years, the average cost of a kilowatt-hour of electricity to residential customers of Southern California Edison Co. is 28 per cent lower than it was in 1939, he said.

In addition to direct energy costs, though, there are other reasons for electric air conditioning being important to

Mr. and Mrs. Homeowner. These include the fact that electric air conditioners are the thriftiest to buy and install. They need no unsightly—and expensive—cooling towers, plumbing, chemically treated water or, for that matter, any water at all, Jenkins said.

Electric conditioners are the only kind that can be added to an existing heating system with little or no remodeling. In addition, maintenance is less than with other types of air conditioning.

# Higher Property Values Reflect Economic Upturn

By PHILIP E. WATSON  
Los Angeles County Assessor

The real significance of my announcement that the new assessment roll showed a countywide increase of 6.38 per cent in value over last year is that our appraisal staff is keeping on top of the continuing upswing in our economy as reflected in generally-rising property values.

While not all the changes in value that occurred this year were increases, nor were increases uniform throughout the County, the net 6 per cent rise means that increases exceeded drops in value by that amount.

This year, for example, we concluded a three-year program of intensive review and revaluation of vacant land holdings throughout the County, to bring those assessments all into line at 25 per cent of market value. As anyone who has been following this market knows, values in undeveloped land are up substantially as the supply is diminishing.

THE KNOWLEDGE that these changes were made in assessed value should be a reassurance to everyone because it means we're doing the job we're supposed to be doing.

Human nature being what it is, however, anyone whose assessment has increased is more inclined to view it as an evil, rather than a happy circumstance. A higher assessment should not necessarily mean a higher tax bill, but we may as well be realistic—budgets throughout the County are almost universally higher than last year, so that an increase in your property value as reflected by an increase in your assessed value is going to mean a bigger property tax bill next fall.

(This may not be the politically-agreeable thing to say, but I believe now is the time to face this fact and plan for it—not let it go until next November when the new, higher bill comes with the stunning impact of a sledgehammer blow.)

(We may as well be realistic about one other point, as well. Since the legislature failed to provide any property tax relief at its recent session, there is not going to be any change in the amount that local government must make up from local property owners. Regardless of whether we believe that the state

should be paying a greater share of the school burden, for example, the fact is that more than 50 per cent of school financing is still on the backs of the property owners for at least this coming year.)

That means we intend to reflect the true value of property as accurately as we can. That means we intend to reflect the true value of property as accurately as we can. That means we intend to reflect the true value of property as accurately as we can.

THE INSTINCTIVE reaction to any assessment increase is to want it lowered. This we will do, of course, if the owner can prove to us that the value is less than our appraisal.

No property owner really wants the value of his property to go down. That means he's losing money on his investment. If the value has actually dropped below what he paid for it, it means a straight out-of-pocket loss.

But generally when people want their assessment lowered, they really are asking us not to recognize the value for what it is because what they are seeking is a way to lower their tax bill.

This we cannot do.

WE ARE committed to a quality job of appraisal, which means we intend to go into the marketplace and find out what property is worth.

If it is our finding that the value of that property is up, our assessed value is going to reflect that increase. If the value has dropped, our assessed value will reflect that drop.

We are committed to a pro-



EDISON CAREER . . . John V. Wilts, 2702 Grand Summit Road, was honored with the presentation of a diamond service pin by Southern California Edison Co. on his 35th anniversary with the utility. He is employed as a customer service consultant in Redondo Beach.



**sneak preview** satisfaction - pure satisfaction. That's the look on the lady's face. Why not? She just snatched up a real bargain at our Sneak Preview and got a **guaranteed trade-in** on her old home to boot! Soon we have our big Whing Ding Opening, but this week you can still get "first dibs" on these 3, 4, and 5 bedroom, 1 and 2 story homes. You'll find more quality and more room (up to 1850 square feet of actual living space) for less money than you dreamed was possible in the South Bay. And if you can use a color TV bring the coupon shown below with you. Who knows—you might win.

## CARRIAGE PLACE

A Barclay - Hollander - Curci Development

\$23,995 to \$28,995 **guaranteed trade-in** **10% down 30 year financing**

Sepulveda and Figueroa—2 Blocks East of Harbor Freeway Open Daily 10 A.M. Till Dusk Telephone: TE 5-1739

**win a color tv**

Fill in, clip out, and bring this COUPON with you to CARRIAGE PLACE. You May Win A 21" RCA Color TV.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

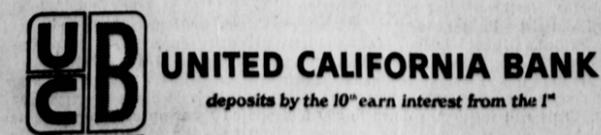
Phone \_\_\_\_\_

Where can your savings do more for you than in a bank?

**No Place.**  
If it's United California Bank  
(the bank that does a little more for you)

BECAUSE AT UCB:

1. Your savings earn at highest bank rates...4% daily interest compounded quarterly.
2. You can enjoy the safety and reliability only a full-service bank can offer...and immediate availability of funds.
3. All your banking services...checking account, savings account, loans of all kinds...are at one convenient place.
4. Your savings help you to establish a valuable personal relationship and credit standing for future financial needs.
5. You deal with trained bankers, who give personal service and advice on all money matters.
6. Every transaction...large or small...is handled with courtesy and efficiency by the bank that does a little more for you.



TORRANCE: 1403 Sartori Ave. • REDONDO BEACH: 1652 South Pacific Coast Highway  
GARDENA: 14708 Crenshaw Blvd. • LOMITA: 2173 West Lomita Boulevard

Your Heart Association Says



Rheumatic fever CAN be stopped through prompt and adequate treatment of "strep" infections like "strep sore throat." Ask your Heart Association for information on the danger signals of strep throat.

## CONTEMPO HOMES

IRC's Jim Carman, respected builder and developer of fine homes in Southern California, has worked closely with the architects from the plan's conception, through the carefully detailed considerations for proper engineering, to the completion of construction of Contempo Homes. He is proud to present the uniquely modern Contempo Homes development.



Contempo homes have been built in the style of the old traditional California homes with large, cool rooms surrounding the private atrium court. The outdoor landscaping is blended with the interior affect. The style is in complete accord with the materials, a perfect match of design and structure.

Excellent 25 or 30-Year Loans Are Available For Sales Information and a Tour of Contempo Models. Call Tract Office: Phone 834-8415 or

**Landmark Realty**  
PHONE 325-9111

presented by Jim Carman's **IRC** Development Corporation  
**FEATURING**

3 & 4 bedrooms. 350 sq. feet of enclosed atrium. Patio type master bath. Open beamed ceilings. Large masonry fireplaces or Firehood metal fireplaces. Forced air heat. Telephone planned homes. TV antenna. 50 gallon water heater. 100% Nylon carpet throughout. Vinyl floor tile. Cultured modern pullmans. Built-in fireproof wall safe. Built-in G.E. kitchens; dishwasher, range, oven and hood, and garbage disposals.



Contempo Homes are located on 218th St. and Martin St. South of Carson and a few blocks from the San Diego Freeway

Grand Opening This Week-end Coffee, Balloons, Etc.