

Nazarene Church Sends Convention Delegates

The Torrance First Church of the Nazarene will be represented at the Nazarene Young People's Society (NYPS) convention which will begin tomorrow at the Lafayette Hotel in Long Beach.

Competing in the teen talent contest which will be held during the banquet at 7 p.m. tomorrow will be pianists Helen Herring and Sandy Jilbert. Miss Herring will enter the finals of the teen-age instrumental division in competition for a \$100 scholarship to Pasadena College. Miss Jilbert will compete in the junior instrumental division.

Three delegates representing the Torrance church will attend the Friday meeting. Delegates are Mike Howell,

newly elected vice president of the Torrance NYPS; Gail Windell, newly elected secretary-treasurer; and Debbie Windell.

Others attending include Anne Jones, outgoing NYPS president; Evelyn Turley, junior supervisor; and the Rev. R. Wallis Kornegay, church pastor.

Highlights of the convention will be the final competition for youth Bible quiz teams and an address by the Rev. Jim Bond, pastor of the Nampa, Idaho, College Church of the Nazarene.

FOR A RESULT GETTING CLASSIFIED CALL DA 5-6060

Condominiums Create New Home Ownership Patterns

By PHILIP E. WATSON
County Assessor

The changing pattern of real estate development in Southern California naturally brings with it some changes in our pattern of assessments.

One of these new areas is the fast-growing field of condominiums.

A condominium can be anything from a town house—modern successor to the old row houses in cities like San Francisco—to a swank penthouse in a high rise apartment structure. The key factor is that the purchaser buys his own separate residence plus an undivided interest in the common land.

This common land area frequently includes swimming pools, tennis courts,

parkways, golf courses, play areas and clubhouses. For administrative purposes major improvements such as plumbing and electrical wiring may also be in the common pot.

UP UNTIL three years ago the word condominium was practically unknown in Los Angeles County. Now each week, the Sunday real estate advertisements are filled with glowing descriptions of various condominium paradises where the happy buyer can enjoy all of the benefits and none of the woes of home ownership.

The fantastic growth of the condominium concept can be seen by the figures on our assessment roll. The movement began in 1963 with two projects with a total of 58

residential units. In 1964, nine more projects were added with a total unit count of 2,072.

Another 25 projects with 2,365 units were assessed on the 1965 roll and so far in 1966 we have processed 34 projects with 1,764 units. All of this adds up to 70 projects with 6,203 separately owned "homes"—the equivalent of a fair sized small town.

AMONG THE advantages claimed for condominiums are the possibility of lower land costs, the pride of ownership without personal maintenance and yardwork chores, a chance to build a financial equity and flexibility in decorating.

Unfortunately, some devel-

opers have also attempted to create the impression that another advantage of condominium living is a special break on taxes.

During this year's hearings before the County Tax Appeals boards, quite a few condominium dwellers filed assessment protests. Some of them complained that they had received tax bills in the neighborhood of \$500—after being promised that their taxes would be only about \$360.

OWNERS OF more luxurious units also came before TABs with petitions seeking assessment reductions.

No developer, of course, can give the purchaser of a condominium, or any other piece of property, a promise

of what his taxes will be. It is the responsibility of the assessor to fix an equitable assessment based on the property's fair market value. The final tax bill is the result of the application of the current tax rate—set by local governmental agencies—against this assessment.

Some developers apparently jumped to the conclusion that a condominium—with separate owners—would be assessed just the same as if the same development were owned by a single owner and rented out to many tenants. This is not the case.

IN THE FIRST place, the total sales price of an apartment or town house development sold in condominium

units will be higher than if the same development is purchased by an owner seeking rental income. This is largely because the developer of a condominium usually incurs higher expenses in promotion, loan costs during the selling period, and special engineering and legal requirements.

The person who buys a condominium pays for certain amenities of single family residential ownership—and these are reflected both in the price he pays and the value of his property.

Our condominium assessments are pegged at 25 percent of this market value—just as are our assessments on conventional homes, businesses, factories, and all other property in the county.

OPEN TILL MIDNIGHT!!

CRENSHAW at RODEO RD.
OPEN 24 HOURS

35^C
LB.

TENDER JUICY STANDING ROAST
PRIME RIB Small End 89c lb. **69^C** lb
BONELESS TENDER JUICY
CHUCK ROAST **69^C** lb
TENDER TASTY
RIB STEAKS **79^C** lb
TENDER JUICY SMALL SIZE
CLUB STEAKS **89^C** lb
TENDER JUICY ENGLISH CUT
BEEF ROAST Bone In **79^C** lb

FRESH PICKED YOUNG TENDER
CORN
4 EARS FOR **29^C**

39^C lb
59^C lb
69^C lb
69^C

TENDER JUICY BONELESS
FAMILY STEAKS **89^C** lb
IRISH BRAND BONELESS
CORN BEEF BRISKET IN CREVAR **69^C** lb

FANCY NEW CROP BROWN
ONIONS **10^C** lb

FRESH PICKED YOUNG TENDER
CARROTS 1 LB. CELLO PKG. **10^C**

BEAUTIFUL MULTI-COLORED
COLEUS 3 INCH POT WHILE THEY LAST! **19^C**

45^C
LB.

Fabulous Delicatessen
OSCAR MAYER ALL MEAT OR ALL BEEF
WIENERS
1 LB. PACKAGE **59^C** Your Choice

CLEAN SWEEP SALE!
• HOUSEHOLD BROOM (5 SEW ALL CORN)
• DUST MOP • SPONGE MOP • WET MOP WITH SNAP-ON-HEAD • 11 INCH PATIO PUSH BROOM
VALUES TO \$2.00 EA.
YOUR CHOICE 77^C EA.

49^C

OSCAR MAYER ALL MEAT **BOLOGNA** 8 OZ. PKG. **49^C**
BOYS NEW GOLD LABEL WISCONSIN SLICED CHEESE 9-OZ. AMERICAN-PIMENTO-SWISS **43^C**
12-OZ. AMERICAN **63^C**

MORTON'S
MEAT PIES
CHICKEN - BEEF - TURKEY

POWER CLEANSER -- REG. SIZE
AJAX 2 FOR 25^C

Fresh-Frozen Foods
MEXICAN **39^C** ea
POT PIES
PINK OR WHITE **10^C**
ONIONADE 6 OZ. CAN
PINK OR WHITE **19^C**
ONIONADE 12-OZ. CAN
CH BARS 6 PAK **39^C**
SHRIMP 1 1/2-LB. **\$1.69**
MALTS 12-OZ. CTN. **10^C**

61 8 OZ. PKGS.
REDONDI: Manhattan Beach & Inglewood (Open 'Til 12 Midnight)
HERMOSA BEACH: Prospect & Pier Ave. (Open 'Til 12 Midnight)
GARDENA: Redondo Beach & Van Ness (Open 'Til 12 Midnight)
TORRANCE: Normandie & Carson (Open 'Til 12 Midnight)
WILMINGTON: Avalon at Anaheim (Open 'Til 12 Midnight)
PRICES EFFECTIVE MAY 12th THRU MAY 18th

SPRINGFIELD
GELATINE
3 OZ. PKG. **5^C**