

# Village May Retain Title To Tax Abandoned Lands

## Their Use For Parks And Playgrounds Favored Over Forced Sales At Low Prices

With the time drawing near when the Village of Birmingham will find itself in possession of hundreds of acres of tax abandoned lands within the corporation limits, municipal officials are giving more and more attention to the thought of what the most logical method of disposing of these lands will be.

Under the terms of an amendment adopted by the 1931 Legislature, property on which taxes have been delinquent for five years may, on application to the state attorney general, revert to the municipality in which it lies, rather than to the Department of Conservation as was formerly the case.

The amendment provides that Birmingham, at least until after land values show a considerable increase.

According to Village Treasurer Charles E. Plumstead, Birmingham has already made application for title to 140 lots, all located in three different subdivisions, on which taxes have been delinquent since 1926, and will apply this year for property delinquent since 1927.

The 1926 land represents \$1,500 in unpaid village taxes, and the 1927 land represents \$6,000 in unpaid village taxes. The contemplated process of computing the delinquent township, county and state tax on this property will be known before the price at which it should be offered for sale is established. It will be several months before the reversion of titles to the village.

Most of these lots, Mr. Plumstead believes, are actually abandoned, although others undoubtedly are deemed of some value by mortgage holders and possessors of other liens, and these may be capable of bringing a price at a forced sale sufficient to satisfy the unpaid tax.

**Will Retain Title**

In the majority of cases, however, Mr. Plumstead said, the village will probably elect to keep its title in the property, at least temporarily, until parks, playgrounds or other public uses can be developed on the surplus of an overloaded real estate market, but will also enhance the value of property remaining on the tax rolls.

In this connection, Mr. Plumstead is in agreement with Tracy B. Auger, town planner of Detroit, when, in a recent issue of the Michigan Municipal Review, he says:

"Every city that has sound beginnings and has a reasonable expectancy of future growth needs land and will need more and more land as it progresses.

"In the normal course of things it would never get enough and would pay dearly for what it got. The pressure for new land purchases is greatest and the public treasury in best shape to undertake them when times are good and prices highest.

**New Opportunity**

"The cost of land cuts down the amount secured and makes the public indebtedness for it unduly great. When times are less prosperous there is no money to make up land shortages and the public is carrying an extra burden for what it has acquired in the past. There is scant prospect then of buying any more except at a bare minimum generally secured at terms disadvantageous to the city.

"But there is now offered an opportunity to deviate from the normal course, to make up past deficiencies and provide for future needs without calling on the treasury for a penny, to secure an abundance of land instead of being—and looking—in want of it, and to improve the financial condition of the city in the process.

"For every parcel of land that the city uses is withdrawn from the surplus that keeps land values down; every parcel that it uses to make itself a better place to live in increases the demand for its excess lots and forces its sale. Every parcel it sets aside for needs of the coming decade is just so much burden lifted from the taxpaying public during that decade and beyond."

**Ward Paraphrase**

"Perhaps after all the best standard for what a city needs in public land is four times what it considers necessary. If five acres are needed for storage of sand gravel at a city trucking plant, 15 to 20 acres are needed for five for expansion and five for a landscape belt to shield the neighborhood park and playfield.

"If a lot here and there has no use at all, but will only bring a few dollars on the market, plant it with trees and let it breathe cool refreshment to the neighborhood and beckon children from the pavements to play in its pleasant shade. If a better use is to have surplus land giving a return in pleasure to the citizens than to have it lying weed-grown and useless, as abandoned property. And paradoxically it will bring in more taxes if tax exempt than if kept on the rolls as tax delinquent.

"Abandoned land is quite apt to become an epidemic, and the city that has been deserted by its taxpayers may be deserted by the rest. To stamp out the plague the cause of it must be learned and fought.

"If abandonment grows because taxpayers imagine that they believe their property is not worth holding, energetic means must be taken to prove them wrong. To keep the disease from infecting healthy tissue a serum can be made from the abandoned lands with which to inoculate the rest. New life injected into old towns through the use of new lands, new spirit evidenced by the will to face the future hopefully, to turn misfortune into good, and to remake the wacky, straggling suburbs the boom years gave us into communities worth living in."

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**From A WOMAN'S ANGLE**  
By MARJORIE BLAINE PORTER

They're going back to school! Junior and Mary and Tim, qualified to enter kindergarten by reason of the fact that their present birthday is August 1st.

Are they all going to school? Yes, they are. They have new dresses and new shoes and new hats and new sweaters and new coats. They are all going to school.

Four come to school.

But have you given them any other preparation for the coming school year? Have you given them any other preparation for the coming school year? Have you given them any other preparation for the coming school year?

**Social Briefs**

Mrs. Donald J. Bull of 1414 W. 11th avenue entertained 22 small guests at a children's party at the Oakland Hills Country Club yesterday afternoon in honor of the fourth birthday of her son, Paul.

Mrs. W. D. Pinner, Jr. of Baldwin avenue entertained 25 guests at luncheon Tuesday, honoring Mrs. George Crawford of 7024 N. 1st street, who is the guest of her daughter, Mrs. Lester Paxon of 1149 W. 11th street.

Mr. and Mrs. Fletcher D. Richards of Vaughn road were hosts of an outdoor supper party on the grounds of their home Wednesday evening. Their guests included Mr. and Mrs. Hamilton H. Patterson, Mr. and Mrs. George F. Hays, Mr. and Mrs. E. G. Egan, Mr. and Mrs. Erskine Walker, and Mr. and Mrs. Shotton Noble.

Rev. and Mrs. Warner L. Smith returned Saturday to their home on Wilmington drive from Metamora, where they occupied for the summer the lodge owned by Mr. and Mrs. George F. Hays, who will host "open house" there Saturday and Sunday during the race at Metamora Hills.

Mr. and Mrs. Clarence G. H. H. Miller, who formerly resided on Overhill road, will move today to their new home on Madison and Poplar avenues. Their former home will be occupied by Mr. and Mrs. William Lawson, who are moving from Green Pointe to Birmingham.

Mr. and Mrs. Walter G. Moore of Cranbrook road, who spent week-end motoring in Canada, are expected to return the latter part of the week.

Mrs. Robert H. H. Whitley of Detroit is expected to make an extended visit with her son-in-law and daughter, Mrs. and Mrs. Louis J. Gifford of Kennon drive.

Mr. and Mrs. Walter M. Taylor of San Francisco, Cal., and Mrs. Clarence Fox of Detroit are dining here Monday evening at the home of Mrs. John T. Egan of Adams road.

Mrs. H. D. Rue of Yorkville road has as her guest for several days Mrs. L. V. White of Kalamazoo.

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2 pkgs. 19c

**Chocolate Pecans** lb. 19c

**Peanut Bars 3 for 10c**  
Golden Arrow, Giant Size

ty of your interest. They are "books" you may never have completely read or understood.

And once they know they have your attention, you will find you learn things about your own children that will surprise you.

Your conversation will give you insight into their character. You will know what they think about, and more important still, you will learn how they think, and how they are reacting mentally to the environment you have created.

Then, in these chummy chats you may give them easy doses of confidence, and propriety and ethics and things. You can be so subtle about it, they will swallow it all like a sugar-coated pill.

Because they are sure of your undivided attention and you will rescue their precious confidence!

Don't get the idea that I mean to monopolize the conversation by prying, or to ask them by becoming a maternal Moses.

No, indeed. Try these tactics and you spoil it all. Rather, ask their opinions on certain questions and ideas. Make casual suggestions. And best of all, let them storm. A "time" like this for you to "state of mind."

Of course, William was a very grown-up boy for his age, and he knew that men are too busy to go about breaking windows or taking other peoples' property, so he was not interested in that sort of thing. And does it go over? Try it!

That is one way to lay the foundation, to sow good seed, and to make ties that will last through the years.

Long after they have forgotten the new shoes and sweaters and toys that were but fleeting things, they will remember mother as a person who talked to them, who listened to them, and who was at all times an understanding audience.

What your children want and need is you! And it's the result of your influence in companionship that prepares them spiritually, morally, ethically and mentally for school and life!

**STEAk** Round Sirloin Lb. 19c

**BACON** Breakfast 3-lb. piece or more Lb. 11c

Chickens, 3 to 4 lbs. Lb. 22c

Short Ribs Beef Lb. 10c

Shank Beef—Boneless Lb. 18c

**PICNICS** Fresh Whole Lb. 7 1/2c

Pork Steak, Shoulder Lb. 9 1/2c

Fresh Hams, whole or half Lb. 11 1/2c

Spare Ribs, fresh Lb. 8 1/2c

**POT-ROAST** Beef Lb. 10c

Chuck Roast Lb. 13 1/2c

English Roast Lb. 18c

**SAUSAGE** Fresh Bulk Pork Lb. 9 1/2c

Pig Liver Lb. 6c

Frankfurters Lb. 12 1/2c

Ring Bologna Lb. 12 1/2c

**HAMBURGER** Fresh Lb. 9 1/2c

Rib Roast Lb. 20c

Sliced Bacon, bulk Lb. 19c

Sliced Ham Lb. 28c

**VEAL ROAST** Shoulder Lb. 14c

Veal Stew Lb. 9 1/2c

Veal Cutlets Lb. 29c

Veal Chops, Rib Lb. 19c

**LEG O' LAMB** Whole Lb. 18c

Shoulder Roast Lb. 15c

Stew Lb. 9 1/2c

Chops, Rib or Loin Lb. 25c

**HAMS** Country Club or Atmos Star Whole or Shank Half Lb. 14c

**SUGAR** 25-lb. bag \$1.15

**Butter** Country Club lb. print 23c

**Pastry Flour** Country Club pkg. 10c

**Soap Chips** or Powder, Avalon pkg. 10c

**Ginger Ale** Latonia Club 24-oz. bottle 10c

**Flour** Avondale 24-lb. sack 45c

**Shredded Wheat**  
2 pkgs. 19c

**Chocolate Pecans** lb. 19c

**Peanut Bars 3 for 10c**  
Golden Arrow, Giant Size

**MACARONI**, bulk, lb.

**CATSUP**, Country Club, 8 oz.

**RED KIDNEY BEANS**, can

**IVORY or CAMAY Soap**, bar

**BULK SPAGHETTI**, lb.

**5c**