

Hate is a condition of mind that spawns upon a weary world everything that the devil can turn out in his infernal workshop. Hate is really Hell personified.

FIFTY-NINTH YEAR—NO. 25

The Birmingham Eccentric

BIRMINGHAM, OAKLAND COUNTY, MICHIGAN. THURSDAY, SEPTEMBER 24, 1936

PART TWO

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MARTZ SPEAKS ON AMENDMENT

Proposal on Property Tax Abolition Discussed At Rotary Meet

Mayor John E. Martz was the guest speaker at the Monday luncheon of the local Rotary Club, discussing the pro and con of the proposed fourth amendment to the State Constitution, having to do with the abolition of tax on real estate and personal property, which will be voted on at the November elections. Forbes Hascall, president at the session while J. Mark Hardin served as the day's program chairman and introduced the speaker.

Mr. Martz touched on the background of the proposed amendment first, citing the reasons why it was originated and what it offers to accomplish. He said that relief for real estate owners formed the basis of the proposal. The chief tax income for the state up to the present was derived from real estate, hence the depression affected property owners severely. However, Mr. Martz pointed out that partial readjustment of the tax burden has been effected during the past three years, citing as examples the 15-cent mill plan, the act cancelling penalties on delinquent taxes, and the one-time sale of the state tax levy, passage of the retail sales tax, chain store tax and the 1935 amendment to the problem now, he said, is largely one of adopting the tax system to present conditions.

The proposed amendment, Mr. Martz stated, reads that, "no tax after December 31, 1937 shall be levied or assessed by the state up on real or personal property." The speaker asserted that advocates of the amendment point out real estate is overly burdened with taxes now; that satisfactory installment system of tax payment is in effect; and that the tax basis now dates back to the time when real estate holdings constituted the chief source of revenue. Those who are in favor of the amendment to English tax methods, which stress tax on income and not on real property, as successful and they claim that present tax delinquencies reflect on the present set-up. It is suggested that an income tax be substituted as a suitable revenue source.

On the other hand, Mr. Martz brought out, opponents of the amendment, as proposed, claim that in all cases local units of government would spend extravagantly the funds allocated to them; that it would destroy local government; permit large land owners to hold property indefinitely and thus obstruct development; and, that large industries would escape their just tax. One of the really important points stressed by opponents of the proposal, Mr. Martz said, is that public schools would be victim of the amendment and that it is sponsored by special interest groups. Those who seek to defeat the question state that if the amendment is passed over 113 million dollars in taxes will be lost to the state each year and that the rate of tax on income would have to be two and one-half times the present Federal tax to raise an equal amount.

WE HEARD IT SAID BY—
Mr. Ernest Seaholm, President of the "Y" camp trustees, in commenting on the past season at Camp Mahan-Gos-Tah-See—"We have had a very successful season and intend to improve the equipment and program for next year. One of the features of this camp is the careful personal attention given each boy by experienced leaders."

STRAIGHT AND TO THE POINT

PUZZLE PICTURE
Which of these men is fully insured

INSURANCE BONDS THE BIRMINGHAM AGENCY
CHAS. H. HANDELL, OSCAR PETERSON
105 S. WOODWARD - PHONE 840

NEW HOME STARTED IN "THE HEIGHTS"



Pictured above is one of two Stan-Steel homes now being erected in Birmingham's newest real estate development—"The Heights," extending from Pilgrim to Lake Park and from Reading Road to Oak Street. Plans call for the erection of 72 homes with several types of architecture represented. Max Brock, Inc., selling agents for A. I. Philip and Henry Whiting, the owners, has announced that lots for building purposes are now available, complete landscaping and all modern improvements being offered.

ANALYSIS GUIDE 827 BOOKS READ TO REAL ESTATE DURING SUMMER

Neighborhood Facts Aid in Judging Mortgage Risk Of Property

A piece of real estate ends at its lot line. But its use has a thousand roots in the character and expected future of the neighborhood around it. To find its value you must look at the neighborhood as well as at the property. appraisal specialists know. To find the mortgage risk you need to judge the neighborhood facts, mortgage specialists have emphasized more and more in the last two years. And to find the right buyer, under our changed conditions, and aid him in finding a property suitably adapted to his economic use, this same comparatively new tool of neighborhood analysis again has an important part. Realtor brokers point out.

"Neighborhood Analysis as the Basis of Creative Selling" will be a central topic of the program of the Brokers Division of the National Association of Real Estate Boards when it meets in New Orleans in connection with the annual convention of the Association, November 16-21. It is significant that neighborhood analysis, tracing the roots of a property's use, is scheduled also by the Institute of Real Estate Management of the Association for discussion at the New Orleans meeting. The Institute stresses the need for such analysis as the foundation of a management plan that would give a building its maximum earning power.

AID ESCAPED FELONS
Part au Foin, Trinidad.—Four convicted murderers, who managed to escape from Devil's Island, the French penal colony for vicious felons, were given a new boat and food to last three weeks, towed 12 miles out to sea by a police launch and set adrift. This is the usual procedure in countries near the famous penal colony.

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The minimum is twice the size of the average suburban home-site. The average plot is still larger, with room—in many cases—for a tennis court, swimming pool. Such homesites mean privacy, room for children to play, a real garden. Spacious grounds are what make a home.

VALUE
The larger plots are seldom more than the price of a city lot. If all this interests you, may we suggest that you visit Franklin Village before definitely locating anywhere.

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FRANKLIN ROAD - FRANKLIN VILLAGE

LATE NOVELS ARE FEATURED

Lloyd Douglas And Faith Baldwin Contribute New Books

Featuring Lloyd Douglas' latest book, "White Banners," the Baldwin Public Library has added 21 new novels during the past week, according to Miss Adeline Cooke, librarian.

Douglas, author of "Green Light," "Magnificent Obsession" and other best sellers, has written the story of a typical American family—the Wards—and their struggle against debts and problems arising from poverty. Throughout the novel Hannah Parmaire is the shining light, meeting and handling events as they arise.

Robert Nathan, author of "One More Spring," has written a deeply interesting story, "The Enchanted Voyage," relating the experiences of a Bronx carpenter's life and how his dreams are shattered by his wife's realism.

Faith Baldwin, popular author, has written the clever novel, "Men are Such Fools." Others among the new works are: "The Cradle of Life" by Louis Adams; "The King Bird Rules," authored by Max Brand; "Three Bags Full" by Roger Burlingame; "Whiteout Harvest" by Max de Laffoche; "Into the Sunset" by Jackson Gregory.

Also included in the latest additions to the library shelves are: "Lost Morning" by DuBois Heyward; "Sixth of October," written by Robert F. Hichens; "Shadow Mountain," authored by H. M. Sinclair; "The Home Place" by Dorothy Thomas; "Black Feather" by Harold T. Tuss; "Whippoorwill's Cry," written by Barbara Wash; "Morningside Heights" by Mason Woolford; "John Dawn," authored by R. P. T. Coffin; "Return to Coolidge" by Eleanor Dark; "The Sky but not the Heart" by R. L. Duffus; "The Crying Monster" by Jessie Kerrish; "A Close Call" by Edith Phillipotts; and, "Bismarck Apache" by F. L. Wellman.

THE WRONG SOLUTION
Hagers town, Md.—Battered with rats in his cellar, Rev. Lloyd G. Davis thought he would solve the problem by leaving the cellar door open so that the rats would leave. Instead of the rats leaving, a thief came in, stole a ham, a chicken, canned goods and fruit.

Inspect These High Grade Homes

IN HARROWGATE 1122 Brookwood Lane
A most attractive "Early American Farm house"—contains 3 large bedrooms—paneled library—recreation room—Gar Wood air-conditioning—Price at \$18,500—financed with a 20-year mortgage at 5 1/2% interest.

IN HARROWGATE 1001 Brookwood Court
An unusual layout in a 4-bedroom, 3-bath home—excellent construction—beautiful architecture—fully insulated with rock wool—Gar Wood air-conditioning.

IN QUARTON LAKE ESTATES 212 Puritan Road
A charming Colonial, designed by a well known architect—contains 3 bedrooms—beautifully landscaped—thoroughly reconitioned throughout and offered at an attractive price.

IN BLOOMFIELD VILLAGE 971 Waddington
Just completed and ready for occupancy—must be thoroughly inspected to be fully appreciated—site 130 x 190—contains 4 family bedrooms—3 baths and 2 maid's rooms with bath—large paneled library with fireplace.

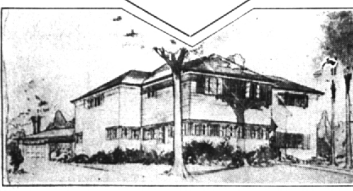
These properties will be open for your inspection next Sunday from 2 to 6 p. m. or anytime by appointment.

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