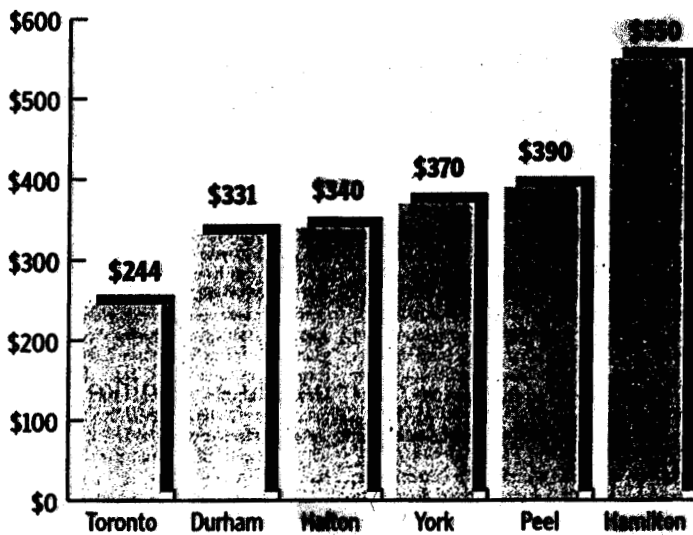
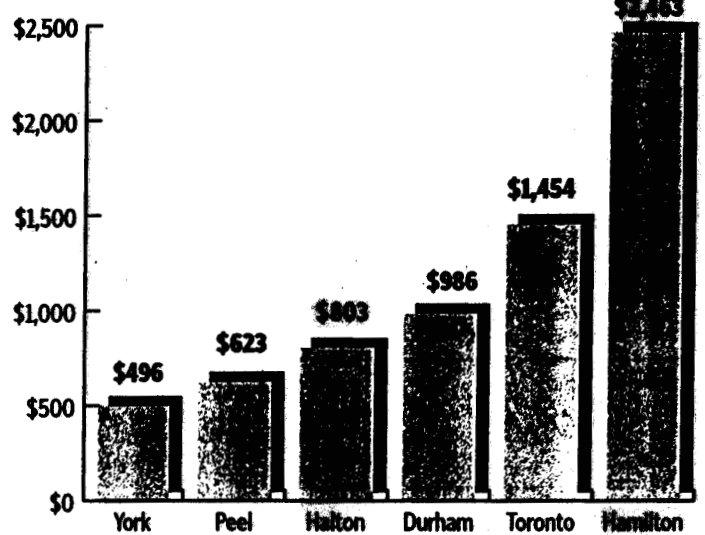


**High social-services taxes:
Home assessed at \$200,000**

SPEC
DEC 28/02



**High social-services taxes:
Industrial building assessed at \$200,000**



AMALGAMATION, ASSESSMENT, DOWNLOADING - City officials are at great pains to explain a probable tax hike. The promise of lower costs associated with amalgamation have gone out the window, as the municipal payroll goes up, with taxpayers' user fees. Councillors blame provincial downloading and assessment changes.

Ten reasons your taxes are going up

By RICK HUGHES

million. That went down slightly the first year but members don't save money.