

The plan of assessment in New York City is to place an assessed value upon the property and add to this the balance of real or market value to property. If this were done in Montreal on the same principle, the real value of Montreal property would be, \$145,000,000 and the assessed value something like \$125,000,000. Property is assessed notoriously under the mark of real estate values and no city in Canada escapes with such economical taxation as does Montreal. One bad feature of this part of her machinery is that the churches and much church property are exempt from taxation.

A Board of Assessors appraises the value of the property every year. They are under the control of the City Council, which, however, has no power to do more than make recommendations to them.

The rate of annual assessment is one per cent. on value. There is an additional one-fifth of one cent for school tax which is levied and collected by the city, but handed over for administration to the School Commissioners (a body appointed by the local Government and the city jointly).

In addition to this one and one-fifth per cent. on realty there is a water rate charged to the tenants based on a sliding scale, which amounts to about seven and one-half per cent. on annual rental values, and an assessment of seven and one-half per cent. on the rental of all business premises which is known as the Business Tax; and also specific licenses on certain businesses and the usual taxes on horses, carriages, dogs, etc., which come under the head of Personal Taxes. The city also derives a considerable revenue from the markets and from penalties imposed by the Recorder's Court for infraction of city by-laws. Drains and street improvements are made by special assessments borne in whole or in part by the persons benefitted.

The revenue from all sources in 1886 was \$1,908,859, and in 1850, only \$150,000, figures which show more clearly than aught else can the material increase of the city. Merchants of to-day, whose fathers reared them in comfortable rooms above the downtown store, now rear their families in palatial residences up town or in the west end. They have grown rich with the city's advance. Their villas lie along the foot of the mountain from which Jacques Cartier first looked upon the then forest of Montreal.

BANKING.

The feature of Montreal's commercial life is her great Banking Institutions. In their working they are after the United States pattern, while the Scottish system is followed as to large capital and numerous branches. The Bank of England's first President was a Scotchman, and so was the first President of the Bank of Montreal, Mr. John Grey. It was established in 1817, and its capital was \$350,000. To-day, the Bank has a capital of \$12,000,000, and a reserve fund of \$6,000,000 besides a large fund for contingencies, and some most valuable property. This Bank is the pioneer of Canadian banks, and in fact there are but two or three other institutions in the world of larger capital. The incorporation of the Bank was in 1818, and as banking was then