

LAND TAX IN ST. JOHN

To the Editor of The Standard:

The land taxes tell ten stories. And as he passed each bar, He shouted to his friends: "All right so far."

One would suppose by the letters in late papers respecting taxation that lands here were mostly leasehold and vacant, and both lightly taxed. Now in the city proper but a small percentage are leasehold, nor are vacant lots numerous and owners generally are anxious to sell or lease when there is any demand at rates according to the times.

Where has real estate been a poorer investment in the past than here? From, say 1879, until three or four years ago—owing to the reaction after the great fire, the stoppage of ship building and ship owning, and the lessening of the lumber trade, rarely would property bring anything like assessors' value, and except in a few favored localities, property selling for five to six the small rental then current. Vacant lands have always been assessed here and until quite lately at more than market value, and leaseholds are very heavily taxed—if rental is \$60 capitalized at six per cent. \$1,000. Tax \$19.20 or one-third of rental.

And where are all the vacant lands? The city has a lot of water lots on the west side and some in undesirable locality, and many are too far off. Now as the street railway is extended there is a demand.

No law can force one to build till there is a present demand and fair future prospects.

There is about \$700,000 to raise annually by taxation. Total value of real estate \$18,000,000, personal \$10,000,000, income \$5,000,000, total, say \$33,000,000. Suppose land alone is assessed valued at \$56,000,000 and this to pay the \$700,000, that would be twelve to fourteen per cent. on the land. A property valued at \$3,000 and the land \$1,000—\$4,000 would be assessed \$120 to \$140 a year. If a vacant lot valued at \$1,000 or a leasehold \$40 a year, same tax, \$120 to \$140. But as the rental of the leasehold lot would be one-half or less than the tax, who would pay the tax?

And if leaseholds and vacant lots are to be taxed annually twelve to fourteen per cent. of value what would the market value be? What would they sell for, and who would buy? The tax would make the land value less. And as to freeholds, if personal, and incomes are exempt rents would go way up.

The land taxers will say this is only detail and can all be fixed up nicely, and to many tax payers the appeal is to free them from taxes, but give them a vote of course, and all the good that comes from ever increasing expenditures.

"When demagogues with doctrines crude, Debauch the phrase-led multitude," Let us mistrust the crude speculations of amateur politicians whose functions it is to concoct tangles with an airy ease which later with infinite labor must be undone. J. K.

HOW \$10,000 DECREASED 25 P. C. AND HOW \$10,000 INCREASED 50 P. C.

There are ten vacant lots. A 10,000 building is erected on the corner next a \$7,500 building, so on down until the tenth which cost \$2,500 to erect.

This happened under the present system of taxation where improvements are taxed, and the \$10,000 building in that block would not realize \$7,500.

Now reverse it and build a \$10,000 building on the corner, a \$15,000 building next, and at the end of the block a \$40,000 building. The building that cost \$10,000 in a block of this kind would have a market value of at least \$15,000.

This is what happens when you take the tax off of improvements.

Better buildings; better stores; better everything. This is POTT'S Policy. Your vote on April 28th will be appreciated.

Try Ugar's Laundry for carpet cleaning.

CHOICE Banner Seed Oats

We are in a position to sell you very Choice Banner and Other grades of Seed Oats at lowest prices.

Please enquire of us before buying.

A. C. SMITH & CO.,
9 UNION STREET, West St. John,
Telephones West 7-11 and West 81.

"SOME HAV' MEAT, AND CANNA EAT"

So Bobby Burns tersely describes the rich, but still poor, dyspeptic. But their case is not now so desperate as when Burns wrote. For the man who has the food now can eat without suffering for it, if he just follows the meal with a Ne-Dru-Co Dyspepsia Tablet.

These remarkable tablets banish the troubles of the chronic dyspeptic—the man who is bilious—the sufferer from heartburn, gas on the stomach or occasional indigestion. You can eat hearty meals of wholesome food—and digest them, too—if you take Ne-Dru-Co Dyspepsia Tablets.

Compounded by expert chemists, after probably the best formula known to medical science, they are quick and certain in their action, giving prompt relief from all forms of stomach trouble, toning up and strengthening the digestive organs and bringing about permanent cures.

A man is no stronger than his stomach. Fit yourself for your best work by taking Ne-Dru-Co Dyspepsia Tablets, etc. at your druggist's, National Drug and Chemical Co. of Canada, Limited, Montreal.

THE N. T. R.

To the Editor of The Standard:

Sir—Sir Wilfrid Laurier justifies the building of the National Transcontinental Railway at a cost of a

quadruple of the people's mandate, given on the estimate of the Hon. Mr. Fielding, on the ground that the road is straight and level. To accept this statement we must know Sir Wilfrid's definition of "straight" and "level." By "level" we may suppose, as a definition, a road requiring pusher grades, an unusual feature in roads in this province. To define the term

"straight," the best means would be that of a map.

The Crown Land Department issued a map in 1912 upon which this road is marked, although there it is called the Grand Trunk Pacific. It would be too much, of course, to ask you to reproduce this map in your paper, but could you not give us a section or two to illustrate Sir Wilfrid's definition of

"straight?" Say the Tobique section from Sisson Ridge to Wapash. Another section would be interesting, that is the triangle formed by Napadogan on the N. T. R., Cross Creek on the I.C. R., and Noddyway Junction on the junction of the two roads. This would explain why Mr. McLeod pledged himself to support this road. It would be level and shorter to St. John,

while part of the suggested road, from Cross Creek to Stanley, is already built.

Yours, etc., NORTHMAN.

27th April, 1914.

Disturbance Quelled.

Early yesterday morning Officer Clark was called into James Beer's

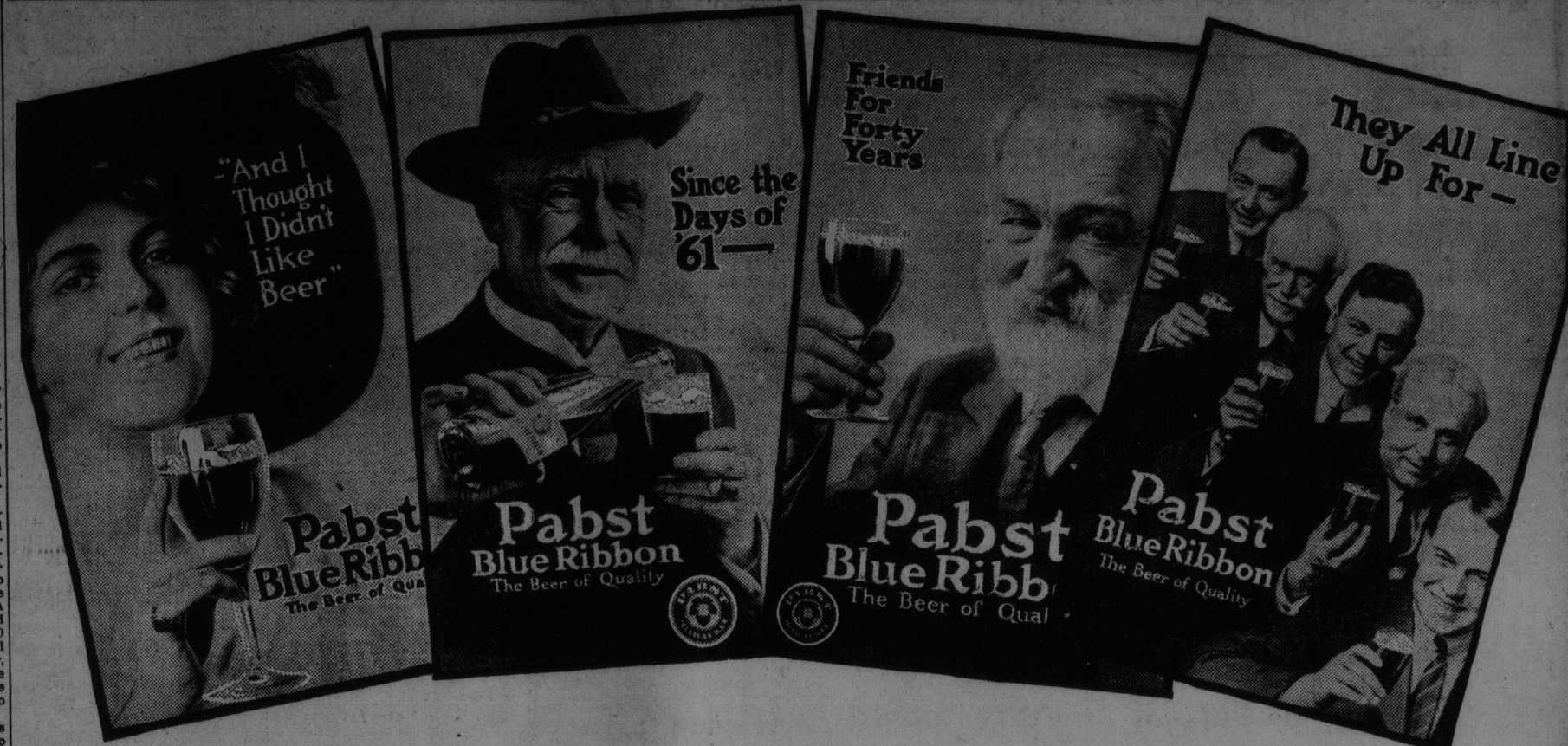
house on Protection street, West End, to quell a disturbance. Saturday night

Patrolman Merrick was called into

Harry Lockhart's house on High street to quell a disturbance. Officer

Anderson was called into David Jones' house on Brindley street, Saturday night to quell a disturbance that

Lockhart's son was making.



Famous Advertisements that Express the Sentiments of Thousands

They told the Blue Ribbon story to millions daily during the last year.

They didn't have to make blue Ribbon known. It has been a popular favorite for years. But these advertisements did have to live up to the Blue Ribbon reputation. *How different.*

We could not do justice to a celebrated brewing standard by an ordinary line of talk, by bragging or by startling revelations of brewing secrets because there are none.

When reading any beer advertisement, a bottle of Blue Ribbon on the side will enlighten you considerably without words or pictures or exclamation marks.

A refined, cultured woman, after a sip of Blue Ribbon, had exclaimed in our hearing, "And

I thought I didn't like beer." We knew the real hearty "Friend for Forty Years," in fact, several of him. We knew a lot of good, sane, substantial people who said good things about Blue Ribbon.

When we put *them* into this advertising—free of wordy claims and scientific excelsior—we found thousands the country over who duplicated these pleasant experiences with the beer that always comes in crystal-clear bottles to show its amber purity.

The advertisements told the simple truth. The first became famous in a day. All made thousands read between the lines the half-century-long story of Pabst perfection which sparkles up at you from every wholesome glass of Blue Ribbon.



Pabst Blue Ribbon

The Beer of Quality

Richard Sullivan & Co.
Tel. Main 839
44-66 Dock Street ST. JOHN N. B.

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