

ESTIMATING LAND VALUES FOR TAXES

Methods Used by Assessors in New York Are Elaborate But Not Complicated.

The deputy tax commissioners, who are charged with the duty of estimating the value of land for taxation purposes in New York, are guided in their work by certain rules and principles and are aided by maps and records.

These maps are drawn with the streets clear of printed matter, to allow for the recording in the streets of the frontage value. Where the parcel is of irregular shape, or subject to corner influences, the actual value is derived from the value per front foot, 100 feet deep, of an inside lot, after making due allowance for shape and position. The frontage value recorded is the value per front foot of a vacant inside lot, 100 feet deep, being normally with reference to the grade of the street and being of normal or common size and shape.

When the opposite sides of a street are of the same value, the figures are recorded in the centre of the street to indicate that they stand for both sides. Where the frontage value changes in any given block the change is indicated by marking the frontage value at two or more places along the block.

A corner lot, or any lot coming within the range of the corner influence, and having a higher value on that account, is not to be considered as an inside lot, and in determining the value of such a lot proper allowance is made for the corner influence.

Where there are large tracts which have not been subdivided into building lots, and the assessment of which has been calculated by the acre, the price per acre for the entire tract is recorded on the map at or about the centre of each tract.

Whenever it occurs that a piece of acreage property has frontage on one or more streets, in addition to marking the price per acre for the whole tract, the frontage value on the streets of a lot 100 feet deep is set down in the street.

The deputy tax commissioners are aided in their work by the department which furnishes all sales where the consideration is stated in the deed, including auction sales, and these sales are kept permanently on cards where they are open to the inspection of the deputies. In the Boroughs of Manhattan and The Bronx the deputies are furnished with a copy of "The Record and Guide," which gives all sales, mortgages, and recorded leases in the other boroughs, county departments abstracted from the records of the register, or the county, and the data furnished by conveyances, mortgages, and recorded leases. These records are put at the disposal of the deputies in the most convenient form.

In addition to the facts obtained from the records, the deputies are expected to obtain from real estate brokers and others all the facts in relation to sales and leases and rentals which can be obtained by careful inquiry. The tax commissioners say in their annual report just printed that as a rule, the deputies are singularly successful in this, and frequently have recorded in their field books the actual prices paid for land, which are not supposed to be known to anyone other than the parties to the transaction. While asking prices can very rarely be regarded as the measure of value, they are, nevertheless, evidence of value, asking prices are generally recorded on the deputies' field books. In all this evidence of value the deputies determine the value of front foot on each street. The exhibition of values on a map tends to correct mistakes and mistakes which might otherwise be made in their determination of the value of particular streets, when the values are shown on the map it is apparent that they must all be a reasonable relation to each other.

There are several rules or processes used by property owners, real estate dealers, and assessors, throughout the city to assist in the determination of values for different parts of the city. The oldest rule in present use is promulgated by Judge Murray Hoffman some forty or fifty years ago, and is generally known as the "Hoffman rule." Originally, it appears to have been a simple declaration of the front half of a lot is worth two-thirds of the value of the full lot. A convenient rule, in quite common use, for the determination of the value of lots of greater depth than 100 feet is as follows: For the first 25 feet beyond 100 feet, add 10 per cent. For the second 25 feet beyond 100 feet, add 8 per cent. For the third 25 feet beyond 100 feet, add 7 per cent. For the fourth 25 feet beyond 100 feet, add 6 per cent.

Peace Delegates Sail For New York

Lord Weardale, With Committee, Leave to Celebrate Anglo-American Peace Centenary.

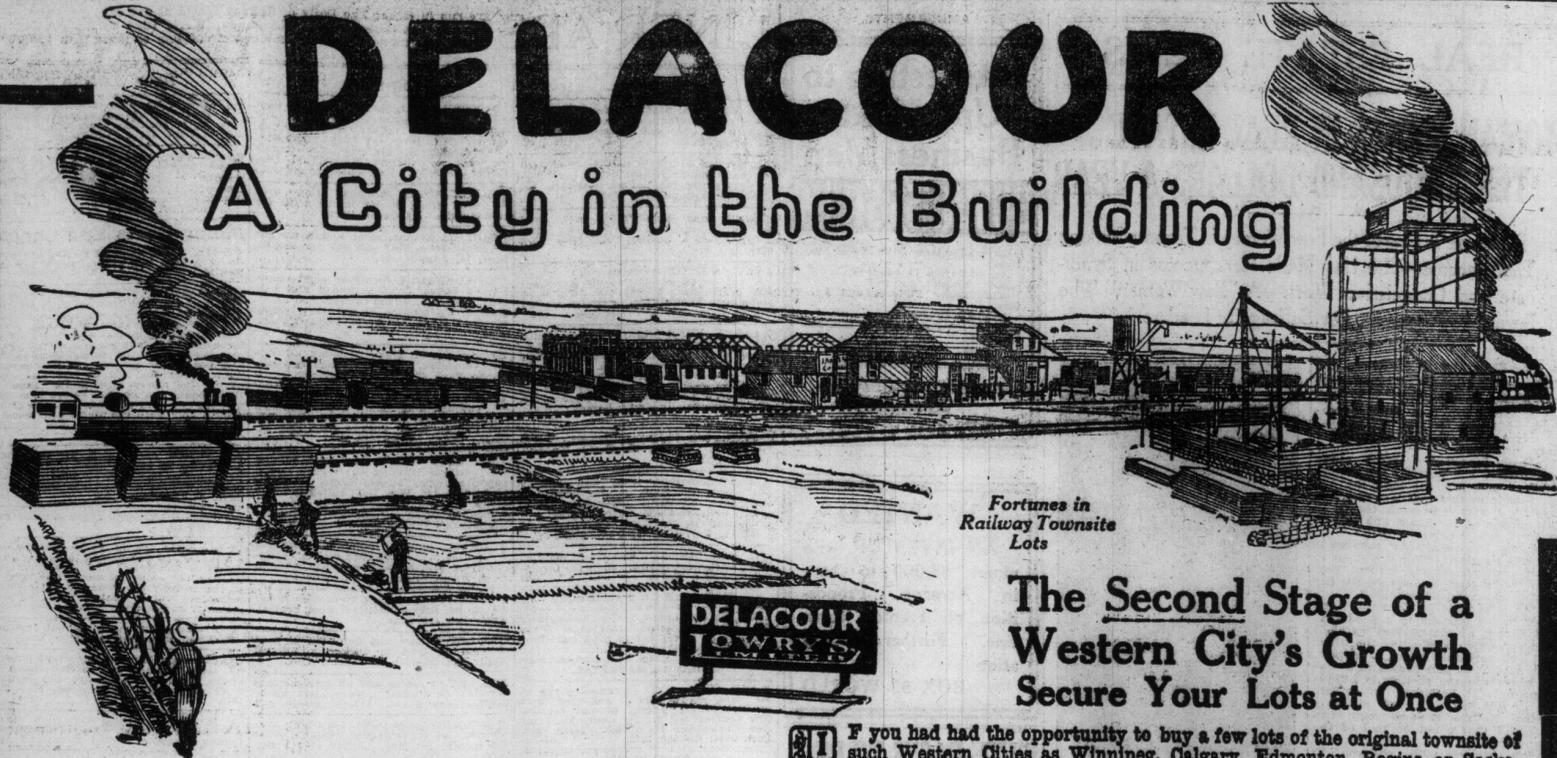
LIVERPOOL, April 26.—Lord Weardale and the other delegates from the British committee for the celebration of the Anglo-American peace centenary, accompanied by Professor C. De Byne and Professor P. Van Werveke, the sheriff and architect of Ghent, sailed today for New York on board the Caronia. A large number of members of the British committee, headed by Earl Grey, came to the quay to bid the delegates farewell.

Lord Weardale said, before his departure: "I hope the outcome of our conference with the committees in the United States and Canada will lead to world-wide peace."

AGREEMENT REACHED BY DIAS AND HUERTA

MEXICO CITY, April 26.—An agreement has been reached between the parties of Gen. Felix Diaz and President Huerta and his cabinet to make fresh efforts to have a general election called.

It is believed that congress can be induced not to oppose these efforts.



DELACOUR

A City in the Building

Fortunes in Railway Townsite Lots

The Second Stage of a Western City's Growth Secure Your Lots at Once

If you had had the opportunity to buy a few lots of the original townsite of such Western Cities as Winnipeg, Calgary, Edmonton, Regina or Saskatoon, wouldn't you have seized it? Wouldn't it have made you wealthy? The investors who could foresee Western Canada's future, and had the courage to back their convictions, made fortunes out of the growth of these cities. Delacour, Alberta, is in the same position to-day that these cities were in a few years ago—a townsite to-day—a town to-morrow—a city in a few years. Delacour's growth will be rapid and sure. A few lots in this original townsite may mean a fortune to you. They are being bought up rapidly by far-sighted investors, who can foresee big profits in owning part of the townsite, of one of our future Western cities.

Secure your lots to-day. They can be had now as low as \$1.00 per foot, but a material advance is expected as soon as the railroad is completed into the town—which will be shortly.

Come in and let us give you all the information about this famous townsite, or send in the coupon and we will send you full particulars.

DELACOUR, Alberta---the Original Townsite on the Grand Trunk Pacific Railway

A Townsite To-day---a Town To-morrow ---a City in a Few Years.

LOWRY'S, LIMITED,
121 Bay Street, Toronto

Please send me pamphlet and full particulars about Delacour, the new Grand Trunk Pacific Townsite.

Name

Street

City

SEND IN THIS COUPON NOW!

LOWRY'S, LIMITED

TORONTO OFFICE—121 BAY ST.

Lots \$1.00 Per Foot Up

New York — Toronto — Winnipeg
Head Office, Calgary, Alberta

Phone Adel. 658

Business Show A Great Success

A Complete Set of Model Offices is One of the Chief Features.

The popularity of the Toronto Business Show, which opened Thursday evening in Massey Hall, is clearly shown by the large attendance every afternoon and evening so far. With the thousands of delegates coming from all parts of Ontario to attend the fourteenth annual convention of the Retail Merchants' Association, which opens Monday in Massey Hall, the interest in the business show will greatly increase.

It was to give the outside merchants and business men of all kinds an opportunity to examine the latest devices in office equipment that the show was held, and the local men have already showed great interest in the way things are displayed.

One of the departments to which great attention is being paid is the model office, situated at the right, as one enters the hall, and which was laid out by an expert. The space is limited, but everything is complete, including the switchboard, the accounting department, the reception-room, manager's office, stenographers' department, mailing-room, etc. The utmost taste is displayed in the choice of simple and practical furniture. The reception-room is fitted up both as a waiting-room and a place for samples. Everything is simple and plain, and made for service; and the best filing and labor-saving devices are used in the proper places.

The kinemacolor pictures in the basement are no little attraction, and on the main floor impersonations of Harry Lauder are given at frequent intervals. Tuesday night the great typewriting contest will take place. There have been far more entries than at first anticipated, but room will be found for all. Mr. J. K. Kimball of New York will act as judge.

The adding-machine contest, in which wonderful work has been done, will be brought to a close Monday night.

NEW TROWEL FOR STUCCO WORK

A new trowel for the application of roughcast stucco has been patented by a Minnesota contractor. The openwork construction of this trowel causes it to pick up and throw the stucco on the walls in small daubs.

Fish Glue Discoverer Dead.
GLOUCESTER, Mass., April 26.—Benjamin Robinson, the discoverer of fish glue, died yesterday, aged 84. While eating fish chowder many years ago, he noted a gummy substance on his spoon, and, after experimenting for some time, established an industry which has become one of the largest in the city.

Rosedale Residences

We offer for sale exclusively the following high-class homes in St. Andrew's Gardens:

- 110,000.—No. 4 St. Andrew's Gardens North, 9 rooms, lot 40 x 100, side drive.
- 111,000.—No. 25 St. Andrew's Gardens North, 11 rooms, 2 bathrooms, lot 42 x 138, side drive.
- 112,000.—No. 31 St. Andrew's Gardens North, 12 rooms, 2 baths, decorated, lot 40 x 138, side drive.
- 112,000.—No. 33 St. Andrew's Gardens North, 11 rooms, 2 baths, billiard room, lot 46 x 138, side drive.
- 112,000.—No. 10 St. Andrew's Gardens South, 12 rooms, 2 baths, lot 41 x 138, side drive.
- 112,500.—No. 35 St. Andrew's Gardens North, 11 rooms, 2 baths, lot 46 x 138, side drive.
- 113,500.—No. 39 St. Andrew's Gardens South, 11 rooms, 2 baths, billiard room, lot 50 x 120, side drive.

All of the above have oak floors and trim, hot water heating and tiled bathrooms. Some are equipped with vacuum cleaning systems, and the construction in each case is strictly first-class. These are without doubt the best values offered in high-class homes and we advise inspection at once. Our moters are at your disposal. Telephone for appointment.

FOR SALE
R.B. RICE
24 VICTORIA ST.
Specialists in High-Class residential properties.

COCHRANE INVESTMENTS

COCHRANE—The Centre of Northern Ontario's Richest Lands. A Divisional Point on the Grand Trunk Pacific Railway. The Distributing Point for 80,000,000 acres of the Richest Agricultural and Mineral Lands.

The Terminus of the Government-owned T. & N. O. Railway and the starting point for the New Line to James Bay, and of the Labrador and Northern Line, running to Cape St. Lewis on the Labrador Coast.

Totally destroyed in 1911, the citizens have erected a city at a cost of \$500,000, installed sewer and water systems, and electric lighting and telephone plants.

To still further improve and develop our town, and to meet the housing requirements of this year, \$100,000 can be profitably expended.

To further develop and open up the surrounding country the Ontario Government are expending a further \$500,000.

First Mortgages, trebly secured, on centrally situated, rent-producing properties, to earn 8, 10 and 12 per cent., can be had.

First-class Store and Residential Properties can be purchased to pay 20 to 25 per cent. per annum.

Partly developed and undeveloped Farms for sale.

MERCHANTS, WORKERS AND INVESTORS SHOULD WATCH THE NORTH.

For information as to Industrial Openings and advice on Investments, whether large or small, write

WARD ANSELL, Cochrane, Ontario

KING OF BELGIUM OPENS EXPOSITION

His Majesty Accompanied by the Queen Visits the Ghent International Exhibition.

GHENT, Belgium, April 26.—King Albert, of the Belgians, opened the international exposition here this afternoon. The king was accompanied by Queen Elizabeth and their oldest son, Prince Leopold, and the royal party visited every part of the exposition. The streets of the city were set with Venetian masts painted in the national colors.

At the exposition France has the most complete exhibit of any foreign country, the section devoted to her exhibits containing specimens of nearly the whole of her products.

The British and German exhibits are very good.

The most beautiful part of the exposition is that devoted to the flower

FOR SALE



"Gentleman's Residence" or would make An Ideal High-Class Private Hotel, \$27,500

On the LAKE SHORE ROAD, 15 minutes to Sunnyside. Good pavement, completed beyond property. House contains 11 fine rooms, hot water heating, electric light, city telephone, two grand libraries, two bathrooms, servants' quarters, wainscot across front, and side, upper balcony commanding grand view of Lake and City. Two acres of beautiful lawn, shrubbery and trees. 100 feet frontage on Lake Shore Road, by depth of 100 feet. Garage. Surrounding properties highly restricted.

Apply Owner, J. H. McKelvie, 127 Bay St., Adol. 1688 or 231 Pearson Ave., Parkdale 1851

Outbreak of Bubonic Plague in Manila

WASHINGTON, April 26.—Alarmed at the reappearance of the bubonic plague in Manila, five victims of the scourge having died in that city this year, the Manila board of health has employed fifty additional rat catchers to rid the city of disease spreading rodents, according to reports received today by the United States public health service. A vigorous crusade is to be waged against the rats in an effort to rid the city entirely of the dread malady.

Several plague infected rats were found in Manila, most of them in store houses containing wines packed in straw imported from Japan, mostly from Osaka. In this special Japanese city, the report declares, the plague is more or less constantly present.

For Sale at Snap

Four lots, South Welland, \$480, for free deed of block. Why pay prevailing price of \$250 each, when you can buy at \$120 each. Adjoining lots.

J. Curry Co., Limited
24 King St. West, Toronto 4587

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Bright, Aggressive Salesmen to Sell Real Estate in Toronto.

Here is an opportunity for good men. Liberal Commission. Room 610, Confederation Life Building. Between 10 and 2 p.m.