

REAL ESTATE NOTES.

Midland City, Ont.—The spring boom in land sales has commenced. Large sales of lots have recently been made at greatly advanced figures on last season's sales. Some parcels have increased three times in value within the year.

The Ontario Qu'Appelle Land Co.—Mr. A. Myers, manager of this Company, has resigned, owing to continued ill-health, and Mr. J. W. Henderson, inspector of the North of Scotland Land Company, has obtained the appointment. We learn that the Company are rapidly disposing of their lands.

Prince Arthur's Landing, Thunder Bay—We have received a long report of this rapidly growing town, which its enterprising citizens believe is rapidly developing into a second Chicago; we will publish extracts in our next issue which may prove interesting to our real estate subscribers.

Black Lists.—The Chicago Real Estate Agents, we learn, have taken steps, by means of a Black List, to protect themselves and their clients against tenants who do not pay their rent, or who, from other causes, may be ineligible. The system is a good one, and a Black List might be advantageously introduced amongst Real Estate Agents in Canada, giving names of delinquents in each of our cities. By such means parties moving from one city to another would find "their works do follow them."

St. Thomas, Ont.—The new addition about to be made to the Canada Southern Railroad shops will afford accommodation to two hundred additional hands.

Work will shortly begin on the new Post Office and Custom House. It will take a year to complete, and cost \$50,000.

A large new flouring mill will shortly be built, and, together with other improvements, the prospects of the place are decidedly bright.

TORONTO.—The Ontario and Quebec Railway.—This Company have settled with Mr. George Cudmore by paying him, it is said, \$4,000 for an acre and a quarter of his land, which is little if at all superior for building purposes to a good deal more that the railway intersects. The locality is becoming a favorite one with those who contemplate erecting suburban residences, as the land is high and the drainage good. It is doubtful whether the Company will succeed in securing the right of way at this point without a resort to arbitration. After passing Mr. Cudmore's the line of railway, as it approaches the city, passes through property belonging to the following parties:—Messrs. Jakes, a property not before touched, E. Hudson, S. Cook, Dr. Ross, Philbrick, Morphy, and Pears. Eastward of Cudmore's a little more is taken from Mr. Johnston's by the change, and lot 9, Mr. T. B. Taylor's, is now crossed. The line will, too, only take a very small corner off the Nightingale estate, instead of crossing near the centre, as it did before.

Table showing total assessments on taxable city property during the last twelve years—this does not include St. Paul's ward (which was only added this year.)

1871.....	\$29,277,135	1877.....	\$47,614,393
1872.....	32,467,772	1878.....	49,053,765
1873.....	44,765,844	1879.....	49,752,492
1874.....	45,462,512	1880.....	50,166,639
1875.....	46,506,280	1881.....	53,540,910
1876.....	47,150,362	1882.....	55,954,899

With regard to the above it should be remarked that the assessed value is not nearly so much as the actual selling price.

In Parkdale, at date of incorporation, the 500 acres incorporated was assessed at less than \$200 per acre; last year the assessment was \$1,207,000; and here assessments are below the actual selling prices.

In Brockton, Yorkville (now St. Paul's Ward), Riverside, Leslieville and the portions of York Township adjacent to the city the increase has been nearly as great.

The City's Realty.—\$500 was recently voted by the City Council for making out an inventory of all the real property in the city. This scheme was brought forward through the instrumentality of Mr. Treasurer Harman.

Properties for sale.—We call attention to those contemplating purchasing property in Toronto to the list of properties for sale by Messrs. Banks Bros. published in this Journal. This well-known firm have also properties for sale throughout the Dominion, and we can strongly recommend any intending purchasers to put themselves in direct communication with this firm.

Enterprise of the Land Companies.—Several land companies are bringing outside capital here to be used in developing and building up our suburbs. The Scottish and Manitoba have invested largely. On one parcel, besides other improvements, they have built a \$40,000 iron bridge, the work being done in a Toronto factory. On a Toronto street building they are expending \$35,000, and on another parcel have built over 100 houses. The Land Security Company have lately purchased Toronto lands, and made improvements thereon at a cost of about \$300,000, and this season will expend about \$150,000 at Dover Court north of Bloor street. The Industrial Loan Association have also lately invested in Toronto lands and improvements about \$400,000, and will expend this season on the Arcade and other works fully \$150,000. Other companies are following the example of these pioneers.

Transfer of Land.—Mr. Beverley Jones, of Toronto, recently waited upon the Minister of Justice to present a petition, signed by sixteen land companies, representing \$38,000,000 capital, asking for the introduction of the Torrens system of transfer of lands into Canada, so that it may be applied specially to the North-West system. It was first introduced into South Australia in 1858, and is largely borrowed from that of the transfer of ships and customs in vogue among many Continental nations. It gives an indefeasible title, allowing a man to trade in land without any trouble. The petitioners say that they are interested in a reform of the law of real property, and the simplification of land transfer, and think the present system cumbersome and unsuited to this country. The Minister promised to give the matter his consideration.

Winnipeg.—The corporation has purchased ground at corner of Main street and Portage Avenue for the purpose of opening the Avenue at the junction with Main street, to its full width of 132 feet.

This is a grand move in giving a clear space in the business centre of the city, and as a fire break and an improvement to property in the vicinity it is a matter on which the city is to be congratulated.

The buildings Nos. 94, 96, 98, 384, 386, 388, on block 17, sheet 4 of Insurance Plan of Winnipeg, are to be removed within two months, for the purpose of this improvement.

Montreal.—It is reported that Mr. Senécal has purchased Mr. C. J. Brydges' late residence on Sherbrooke street for about \$25,000 for his own occupation.

It is understood that the Canadian Pacific Railway Company have concluded the purchase from the heirs Allan of the block of property situated on St. Catherine street at the corner of City Councillors, and bounded by St. Catherine, City Councillors, Mayor and Alexander streets. The area of the block is about eighty thousand square feet; the price is stated to be \$65,000.