

real estate. We have been pursuing the policy of partial or total exemption of improvements and transferring taxes, partially or wholly, to the land since 1895, so that there has been plenty of time to see the results of the experiment. The assessment rose from \$76,881,820 in 1910 by leaps and bounds to \$150,629,410 for the present year. It does not look as if even all the unjust and exorbitant taxation which has taken place has had the desired effect. The value of land, instead of decreasing, has almost doubled. Even had it accomplished what was hoped for, it must not be forgotten that heavy taxes imposed for the purpose of confiscation will fall just as heavily on him who buys as on the vendor who was forced to sell. What benefit is conferred on the poor man by such a system?

In support of the system it has been continually claimed that we have been able to carry it on without increasing the rate of assessment by a single mill. In this there is not a word of truth. From 1895 to 1905 50 per cent. of improvements were taxed. From 1906 to 1909 25 per cent. were taxed. Since 1910 all have been exempt. When the exemption was 50 per cent. the tax went up from 16 to 18 mills. When the exemption was increased to 75 per cent. the general rate went up from 18 mills to 20 mills and has remained there ever since.