

277030

CANADIAN NORTHERN RAILWAY SYSTEM

OFFICE OF THE RIGHT OF WAY AGENT

YOUR REPLY REFER

TO FILE NO. 300 Pas Mission-Your file 277030. WINNIPEG, MAN.



July 28th, 1917.

Spur at The Pas.

DEPT. OF INDIAN AFFAIRS

AUG 2 1917

SURVEYS

502664

J. D. McLean, Esq.,
Asst. Deputy and Secretary,
Department of Indian Affairs,
Ottawa, Ont.

Dear Sir:

I have received your favor of the 20th instant on the above subject and have noted the prices placed on the property required for the right of way for the Ore Spur to the water front at The Pas.

On Lots 2, 3 and 4 the valuation placed on the right of way is \$2,250.00 or \$750.00 each, being the full assessed value of each Lot. It is quite correct that this is the assessment placed on this property, or at least, I am aware that this was the 1916 assessment and according to your Agent's statement, there has evidently been no reduction. I might say, however, that I had occasion, during the last winter, to obtain a valuation of these particular Lots for the purpose of arriving at an estimated value of the Railway Company's property immediately across the street and for this purpose I obtained the opinions of qualified valuers as to the highest actual market value of these Lots. I was informed at that time that in the Townsite of The Pas, the assessed value could not be taken as any guide to the actual market value, and as a matter of fact the highest valuation which was placed on these Lots was \$375.00 each, or just 50% of the assessment; this being given to me as their highest actual market value.

It would appear that your intention is, that we should acquire all of Lots 2, 3 and 4 and the price of \$100.00 placed on Lot 5, I take to be for the small portion cut off in the rear of the Lot. This Lot according to the valuation made, above mentioned, by the best qualified local man obtainable and referred to above, is worth not over \$375.00 market value, and the fraction taken from the rear of the Lot is so small that it appears to me that the price of \$100.00 is not at all reasonable. I would think that the sum of \$25.00 should be a generous compensation for the small portion

Indian Affairs. (RG 10, Volume 7669, File 22128-7 C.N.)

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