

TABLE II—*Concluded.**

The water rate, and the rental value on which it is based, have then varied as follows from 1876 to 1886:—

1876.	Water Rate.	Tenant Value.
	\$	\$
Residences.....	264,122	2,532,110
Stores	84,145	1,856,517
Hotels.....	6,872	63,300
	355,139	4,451,927
1886.		
Residences.....	304,416	2,881,160
Stores	94,978	2,035,100
Hotels.....	12,180	113,400
	411,574	5,029,660
To deduct water rates and tenant value of Hochelaga.....	7,428	100,000
	404,146	4,929,660

Recapitulating these tables, we will find that the property assessments of Montreal and the taxes which accrue from them have been as follows:—

	1876.	1886.	Diminution.	Increase.
	\$	\$	\$	\$
Real estate valuation.....	81,208,215	74,309,637	6,898,578
Rental valuation	4,451,927	4,929,600	477,773
Real estate taxes.....	974,498	891,715	82,783
Business taxes.....	209,304	198,631	10,673
Water rate	355,139	404,146	49,007

Proprietors paid \$82,723 less property taxes, therefore, in 1886 than in 1876. Merchants paid \$10,673 less business tax and personal taxes in 1886 than in 1876. Tenants alone paid in 1886 \$49,007 more water tax than in 1876.

And to arrive at these strange results it was necessary that the assessments of the city of Montreal were made in such a fashion as to establish that while the value of property had fallen in ten years by \$6,898,578—in spite of 3,600 buildings constructed during that period—the rental had risen by \$477,733.

What is above all remarkable in these assessments is that it appears that only the small rents have increased in number and in value while the large rents remained stationary, or even diminished.

The tables of pages 219, 220, 221, Que., will give the explanation of these assessments, so contrary to the interests of workingmen. It will be seen there that in six years the property valuation of one house did not vary, while the valuation of its produce, of its rent, increased by 32 per cent, and that while the landlord paid always the same property tax of \$108 for his real estate his tenants had their water rate increased from \$91 to \$109.50.

Finally, we must note this fact, which can alone explain these results—that is, that of the fifteen tenants living in this property thirteen saw their rental assessments

* This table is made according to the official valuations of the City of Montreal. The reason of the difference between the total amount of the water taxes in tables I and II, is due to the fact that table II gives only the water taxes according to the amount of the rent, whilst table I gives the total amount of the water taxes including the special taxes imposed on water-closets, horses, &c.