

Real Estate and Building--News and Opportunities

RESIDENTIAL ASSESSMENTS ARE LOW ALSO

Down Town Not the Only Section Where There Is a Wide Difference in Assessment and Sale Valuations—House Properties Sell at About Twice City Figures:

Are residential properties bearing too great a share of the burden of taxation compared with downtown properties? No, not according to the sales being registered.

The World made an analysis of the city's registrations at the city registry office, and the result shows that while downtown property is assessed at an extremely low percentage of its selling price, residential property averages just about as low a ratio. And vacant building lots are away, way down below the value fixed by sales.

On Monday the transfers of 22 houses west of Yonge street were recorded. The sale price averaged \$3231, the assessment averaged only \$237. These figures include both land and buildings. The increase of sale price over assessment is about 82 per cent. The total assessment was \$58,506, and the total sale price \$115,515.

East of Yonge street 33 houses were registered as sold. The assessment averaged \$1723, the sale price \$3439, or almost double what Mr. Forman has the owner paying taxes on. The total amount of the assessment for these houses was \$56,069, and the sale amount \$118,553.

It is in vacant building lots, then, that the greatest disparity exists between assessment valuation and buyers' valuation. In the east district there were 15 lots, with a total selling amount of \$39,442 registered, and the assessment on them was only \$11,230. The difference represents an increase of 170 per cent. over assessment.

In the west end even a far greater difference was apparent. Nine lots were sold at an increase of 740 per cent. over Mr. Forman's figures. They were scattered from the Avenue road district to the York Loan section, and while their assessment was \$6000, their selling price amounted to \$37,400. A great difference like this is exceptional. A glance over the recent sales of building lots registered showed that the buyer is willing to pay about 200 to 300 per cent. more for a lot than the city hall thinks it worth. The lots registered Monday were none of these subdivisions property. They were all on streets almost completely built upon.

It was also noticed in a number of instances that the market value of the land alone in house properties was equal to and even greater than the assessment for both land and building. In downtown properties the market value of land is often double the assessment for land and improvements. If the land assessment was brought up closer to its actual value as shown by sales, there would be no necessity whatever for taxing the improvements. The worth of such a move is well known to everyone in the fact that when land must carry all the taxation there will be a greater disposition to better improve it.

The registrations of Monday represent an average day. The variations in the ratios of selling valuation to assessments are very small from week to week, as anyone studying the question will see. These figures show that the small property owners are not much worse off, averaging them out, than the big property holders downtown. They show also that in general the assessment figures are far too low. Mr. Forman says that selling prices do not represent the property's value, but then Mr. Forman thinks as is figuring up the tax rolls for 1902, and takes no account of the fact that the cost of labor and material is the biggest portion of the selling price of a house.

And Still They Come

Yonge Street Sales Going Thru Almost Daily—Another One on East Side.

Almost a sale a day seems to be going thru on Yonge street. The street's active time of 18 months ago was but little greater than the present busy period. Another day in which names of vendors and buyers could not be learned for certain, was yesterday. It was the sale of the 33 feet frontage at 30-32 Yonge, between Dundonald and Westley streets, two parcels, at a total of \$4000. Small buildings are on the property.

One very curious thing about the sale yesterday. It'll not be a surprise if everything from Queen to Bloor on Yonge is over \$5000 a foot five years from now.

Buy Country House On the Lake Shore Near Bowmanville

R. H. Beck of the Anglo-American Fire Insurance Co. has purchased a country house on the lake front, near Bowmanville, for \$18,000. The price includes a house and about 20 acres of orchard and woodland. The spot is a cliff extending out into the lake.

DANFORTH-WOODBINE PARK

ATTENTION INVESTORS and HOMESEEEKERS

WATCH THE PAPERS TO-MORROW

FOR OUR

SPECIAL OFFER

FOR FRIDAY (VICTORIA DAY)

AND SATURDAY

ON A REAL ESTATE PROPOSITION OF

REAL MERIT---THE BEST BUY IN

THE CITY LIMITS---GET CLOSE TO

IT AND MAKE BIG MONEY

TANNER & GATES

REAL ESTATE 46 VICTORIA ST.
BROKERS Phones Main 5893-5894

WELLAND
COME TO WELLAND

FREE EXCURSION MAY 24TH

A Special Excursion will leave the Union Station, Toronto, for Welland at 1.15 p.m. noon on May 24th, reaching Welland at 2.30 p.m. Leave Welland again at 7 p.m. and arrive Toronto 9.30 p.m.

FREE TICKETS will be furnished to any person desiring to visit WELLAND with a view to purchasing WELLAND SOUTH LOTS.

As you know, WELLAND is the fastest growing town in Eastern Canada, and WELLAND SOUTH is the only high-class restricted Workmen's Subdivision adjoining the factory district of the town.

WHY NOT enjoy a FREE TRIP at our expense and see the GREATEST MANUFACTURING TOWN IN CANADA?

FOR FULL PARTICULARS AND FREE TICKET

Send your Name _____

Name _____

Address _____

City _____

Canadian General Securities Corporation, Limited

39 Scott Street, Toronto

WELLAND

WELLAND
SEEING IS BELIEVING

Some weeks ago a prominent merchant of Sutton, Ontario, without seeing the property, purchased three lots in the choicest subdivision at Welland, known as WELLAND SOUTH, for the sum of \$1000.00, paying thereon \$200.00, and agreeing to pay the balance within one year.

However, somebody knocked the property, and the merchant wrote in demanding his money back and a cancellation of the agreement.

We advised him to go to Welland and inspect his lots personally, and then if he found them not as represented, we would cheerfully refund his money and cancel the sale.

About 10 days ago he visited Welland and inspected his lots—with the result that instead of asking for his money back he came immediately to Toronto and to our Head Office and paid in advance the balance of \$800.00 on his lots and got his deeds.

We have hundreds of clients who have visited Welland during the past year, and after satisfying themselves that Welland is the greatest manufacturing town in Canada, and is sure to become a great city, they have also decided that as WELLAND SOUTH was the only restricted high-class residential district near the factory section, it was the only spot in which they wished to invest any money—and have immediately purchased as many WELLAND SOUTH lots as they could afford to buy.

Some have already sold and made as much as

100% PROFIT

Others are holding for a couple of years, and will make even larger profits than this, if the future can be judged by the past.

Would you not like to own one or two of these lots and make some easy money? The time to buy is now, because every week and every day sees the choicest lots growing less in number—and soon your opportunity will be gone forever.

Write to-day for our Free Illustrated booklet about Welland.

Send your Name _____

Address _____

City _____

Canadian General Securities Corporation, Limited

39 SCOTT STREET TORONTO

WELLAND

and the other close to it, is of the ninth magnitude, and is not so clearly seen. The brighter of the two is really three stars revolving round one another, or, if not only tells what the stars are, but round their common centre of gravity. The three children, playing "ring a ring o' roses," this secret is revealed by what is reason that it does not appear to move

WELLAND
Board of Education

Sealed Tenders, whole or separate, addressed to the Secretary-Treasurer of the Board, will be received until

Friday Noon, May 31, '12

for the several trades required in the erection of

NEW SCHOOL BUILDING ON MANNING AVENUE.

ENLARGEMENT OF PAPE AVENUE SCHOOL.

HEATING AND VENTILATION, PLUMBING AND ELECTRICAL WORK IN THE NEW DUKE OF CONNAUGHT SCHOOL ON MORLEY AVENUE.

ALSO FOR THE SALE OF THE OLD ANNETTE SCHOOL BUILDING AND FOR HOUSES TO BE REMOVED FROM THE PREMISES AT PERN AVENUE, MANNING AVENUE AND LESLIE STREET SCHOOLS.

Specifications may be seen and all information obtained at the office of the Superintendent of Buildings, City Hall. Each tender must be accompanied with an accepted bank cheque for five per cent. of the amount of tender or its equivalent in cash. Tenders must be in the hands of the Secretary-Treasurer at his office in the City Hall not later than 12 o'clock noon on the day named, after which no tender will be received. The lowest or any tender will not necessarily be accepted.

W. W. HODGSON,
Chairman of Committee.

W. C. WILKINSON,
Secretary-Treasurer.

TO CONTRACTORS

Lump and Separate Tenders will be received until the 27th inst., for the work and alterations required in connection with the addition and alterations to a building on Victoria Street near King Street.

Plans and Specifications can be seen and any other information obtained at the office of the Architect, 141 Bay Street.

E. J. LENOX,
Architect.

as the others do is because it is nearly in line with the axis of the earth. Its distance from us is enormous.

This can be judged from the fact that the sun is in its journey round the earth in 365 days, while it takes 11 months to go round the sun. It is 11 months to go round the sun, that makes no appreciable difference to its distance from the pole star. It must therefore be many times 190,000,000 miles away.

WELLAND
Department of Public Works, Ontario.

TO CONTRACTORS.

Sealed tenders, endorsed "Tender for the erection of the new Veterinary College, to be erected on the corner of University Avenue and Anderson Street, Toronto, and specifications can be seen at this Department.

An accepted bank cheque, payable to the order of the Honorable J. O. Reams, Minister of Public Works, for 5 per cent. of the amount of the tender and the bonafide signatures and addresses of two sureties, or the bond of a guarantee company, approved by the Department, must accompany each tender. The Department will not be bound to accept the lowest or any tender.

By order,
H. F. McNAUGHTEN,
Secretary, Public Works Department, Toronto, 18th May, 1912.

Newspapers printing this without authority will not be paid for it.

PUBLIC NOTICE

Closing of Portion of WILTON AVENUE

Notice is hereby given that the Council of the Corporation of the City of Toronto proposes, after the expiration of one month from the date of this notice, to pass a bylaw to

CLOSE A PORTION OF WILTON AVENUE

in the City of Toronto, from River Street to a point 200 feet easterly.

The said bylaw, and plan showing the land to be affected, may be seen at my office in the City Hall.

W. A. LITTLEJOHN, Clerk, City Hall, Toronto, May 8, 1912.

PENSIONER FOUND DEAD

Michael Cotterill, an English army pensioner, was found dead in his room at 32 Jarvis-st., yesterday morning, by one of his fellow lodgers. Cotterill has been boarding at the Jarvis-st. address for some time. He went out about 1.30

TENDERS.

TENDERS FOR DREDGING

SEALED TENDERS, addressed to the undersigned, and endorsed "Tender for Dredging, Toronto Harbor, Ont.," will be received until 4 p.m. on Tuesday, June 4, 1912, for dredging required in Toronto Harbor, in the Province of Ontario.

Tenders will not be considered unless made on the forms supplied and signed with the actual signatures of tenderers.

Combined specification and form of tender can be obtained on application to the Secretary, Department of Public Works, Ottawa. Tenders must include the towing of the plant to and from the work. Dredges and tugs not owned and registered in Canada shall not be employed in the performance of the work contracted for. Contractors must be ready to begin work within thirty days after the date they have been notified of the acceptance of their tender.

Each tender must be accompanied by an accepted cheque on a chartered bank, payable to the order of the Honorable the Minister of Public Works, for five per cent. (5 per cent.) of the contract price, which will be forfeited if the person tendering declines to enter into a contract when called upon to do so, or fails to complete the work contracted for. If the tender is not accepted the cheque will be returned. The Department does not bind itself to accept the lowest or any tender.

By order,
R. C. DESROCHERS,
Secretary.

Department of Public Works, Ottawa, May 15, 1912.

Newspapers will not be paid for this advertisement if they insert it without authority from the Department.—2507.

MAIL CONTRACT

Sealed tenders, addressed to the Postmaster General, will be received at Ottawa until noon on Friday, the 25th June, 1912, for the conveyance of His Majesty's Mails on a proposed contract for four years, six times per week, on the route from Erin, Ont., to Toronto, to commence at the pleasure of the Postmaster General.

Printed notices containing further information as to conditions of proposed contract may be seen and blank forms of tender may be obtained at the Post-offices of Erin, Binkham and at the office of the Postoffice Inspector at Toronto.

G. C. ANDERSON,
Superintendent.

Postoffice Department, Mail Service Branch, Ottawa, 11th May, 1912.—50

N.C.B.—1,000-12-1-11.

SYNOPSIS OF CANADIAN NORTH-WEST LAND REGULATIONS.

ANY person who is the sole head of a family, or any male over 18 years of age, may homestead a quarter section of available Dominion land in Manitoba, Saskatchewan or Alberta. The applicant must appear in person at the Dominion Lands Agency or Sub-agency for the district. Entry by proxy may be made by any agency, on certain conditions by father, son, daughter, brother or sister of intending homesteader.

Duties.—Six months residence upon and cultivation of the land in easy, of these years. A homesteader may live within nine miles of his homestead on a lease of at least 30 acres solely owned and occupied by him or by his father, mother, son, daughter, brother or sister.

In certain districts a homesteader in good standing may pre-empt a quarter section alongside his homestead. Price, \$3.00 per acre.

Duties.—Must reside upon >= homestead or pre-emption six months, or each of six months in the time required to earn homestead patent) and cultivate fifty acres extra.

A homesteader who has exhausted his homestead right and cannot obtain a pre-emption may enter for a purchase of 40 acres in certain districts. Price \$3.00 per acre. Duties.—Must reside six months in each of three years, cultivate fifty acres and erect a house worth \$300.00.

W. W. COIT,
Deputy of the Minister of the Interior, N.E.—Unauthorized publication of this advertisement will not be paid for.

TENDERS FOR COAL AND WOOD.

Sealed tenders, endorsed "Tenders for Coal and Wood," addressed to the undersigned, will be received at this Department until noon on Tuesday, the 28th day of June, 1912, for the supply and delivery of the Coal and Wood required for the Government House, Parliament Buildings, Osgoode Hall, Parliament and Model Schools, Toronto, and for the Normal School, the Ontario Agricultural College, the Institutions for the Deaf and Blind, Belleville, and the Institutions for the Blind, Brantford, for 12 months ending 30th June, 1913.

Forms of tender, conditions of contract, with quantities required, will be supplied on application to the Department.

The Department will not be bound to accept the lowest or any tender.

By order,
H. F. McNAUGHTEN,
Secretary, Department of Public Works, Department of Public Works, Ontario, Toronto, 20th May, 1912.

Newspapers inserting this without authority will not be paid for it.

THE ONTARIO RAILWAY AND MUNICIPAL BOARD

In the matter of the application of Surdam Realty Co., Limited, and others, under 22 and 23, Chap. 34, Stat. of Ontario, for annexation to the City of Toronto of an adjacent portion of the Township of York, being part of Township Lot No. 34, in the third concession from the City of Toronto.

APPOINTMENT FOR HEARING.

The Board hereby appoints Wednesday, the 30th day of June, A.D. 1912, at the hour of half-past 2 in the afternoon, at its chambers in the Manning Chambers, in the City of Toronto, for the hearing herein.

Dated this 17th day of May, A.D. 1912.

H. C. SMALL,
Secretary.

The Ontario Railway and Municipal Board. (Seal)

Monday night and returned about 10 o'clock. He was assisted to his room and nothing more was heard of him until his body was found about 1 a.m. Cotterill was 40 years of age and unmarried, and came to this country from England about a year ago. The body was taken to the morgue, where an inquest will be held.

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