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Bakery Unsurpassed
Third Avenue.

ALDERMAN STEPHENS OPPOSES METHOD OF SELLING CITY LOTS AND SUGGESTS AN ALTERNATIVE.

(continued from page one)

5, price recommended; 195.93; Assessors' value: $700; City's charges against the lots, $195.93.

Parcel 3, lots 9 and 10, block 17, section 5, price recommended: $386.93; Assessor's value: $1,650.00; City's charges against the lots, $387.13.

Parcel 4, lots 35 and 36, block 13, section 7, price recommended $400.00; Assessor's value: $780.00; City's charges against the lots: $241.82.

Parcel 5, lot 8, block 27, section 7, price recommended: $44.80; Assessor's value, $200; City's charges against the lot: $44.80.

I wish, hereby to go on record as opposed to the haphazard and unbusinesslike way in which the property of the city is being disposed of.

Surely a comparison of the offers recommended for sale will convince anyone that no mature consideration has been given the matter and that the system, or lack of system should I say, is unfair to the city, and to the original owner whose property has been practically confiscated through taxes, and of little benefit to the purchaser.

Location of Lots

Parcels 1 and 4 are located on Atlin Avenue, Section 2, and on Sixth Avenue and Basil Street, Section 7, respectively. The amount of accrued taxes against them is the same, but the former is assessed at $1,000 while the latter is assessed at only $780. The offer recommended for the one of the higher assessed value is $300 and that for the one of the lower value is $400.

Parcels 3 and 4 are both located on Sixth Avenue, the former between Tatlow and Lotbeniere Streets, and the latter at Basil Street. One is within three blocks of the city hall and on a sewer and is recommended for sale at $386.93 while the other (parcel 4) is over a mile from the city hall and without any possible sewer connection for the time being and is recommended at a price of $400. The former is assessed at $1,650 and is recommended for sale at 23.45 per cent of its assessed value while the latter with all its disadvantages is assessed at $780, and is recommeded at 51.28 per cent, of its assessed value. If these discrepances did not occur in the resolution they might be understood. Further comparisons would seem unnesessary to establish inequalities.

General Scheme

The city owns property the value of which considerably exceeds the charges for which it was sold at tax sale. It also has property obtained through the same medium which cannot be expected to sell for charges against it, and it is for this reason that I advocate a policy for this council for the sale of all lots in the future which will be both fair to the city and to the purchasers. By the present system the best of the city's property is being dissipated for the bare taxes against it, while it is being left with all the culls and all the losses upon its hands. I believe the property owned by the city is capable, under proper handling, of realizing every cent of taxes charged against it as a whole and that by a proper valuation for sale purposes it will be found to exceed the amount of taxes for which it was sold, yet in the manner in which it is now handled its value is reduced to the taxes for the best of it, while the poorer portions are becoming a loss and drag upon the city.

We have an assessment which has cost the city considerable money. This assessment has been approved and adopted by the Court of Revision and by this Council as a fair valuation of property generally. If this assessment is correct, as it is said to be, it is grossly unfair to the City and to those assessed, to sell the properties above mentioned at the prices recommended. On the other hand if the assessment is incorrect it is grossly unfair that taxes should be levied on such an assessment Personally, I think both are wrong; that the assessment is too high, and that the prices recommended are too low, but that the assessment is much nearer the true value of the properties than are the prices recommended for sale.

Protect Investor

Last year the city sold 29 lots assessed at $6,700 for the total sum of $2,180.26, which was less than one third of the assessed value. The amount realized was not great enough to materially assist the city in its financing, but the number of lots sold was sufficient to demoralize the market for all lots except those owned by the city and being handled on the same basis. Now, while the city continues to demoralize property values by its present system of "dumping" its lots, what chance is left the investor who has paid taxes for many years, to do more than continue to pay high taxes without hope of a sale until the city has finally disposed of all its holdings? What encouragement has the tax payer to hold on to unimproved and unremunerative property while the city plays at selling with the result that in 1924 it sold 29 lots and got in return some three hundred at tax sale?

But apart from any unfairness to the city itself, the tax payer and to the original owner of these lots, I believe that no other single act of this council can strike with more damaging effect at the very root of its financing than a continuance of the present method of selling its lots. It is a method which cannot long continue without the gravest results to its own assessment, and is likely to cause great alarm among those who have invested and kept faith with the city for many years past by paying the taxes demanded.

Answer Questions

Before following present methods further let each of us satisfy himself on each of the following questions:

What effect is this method having on the real estate market and in particular on the assessment?

What establishes market prices?

If it is actual sales, are rate payers' lots worth more than those sold by the city in the same vicinity?

How long can the city continue to maintain a double standard of values; one for the city and another for the tax payer?

Assuming that our assessment was adjudged unfair and ordered reduced to the basis of actual sales, the city being the largest vendor, how long can the city continue to finance without a receiver?

In answering these questions, keep always in mind the fact that this is a borrowing municipality, that the security for its credit lies in its land values and in the confidence and punctuality of its ratepayers; also that the system of taxation is on land alone and that the driving out of the speculator by unfair taxation and unfair competition only reacts on those who are not fortunate enough to be able to drop their improved property.

Question of Taxation

Last year's taxation was raised on a rate of 40 mills. This year's proposed spending cannot be financed on that rate and with the great amount of street work, whether necessary or not, will land the city against a rate near 50 mills next year and for several succeeding years if a halt is not called, for general fund must take care of the cost of intersections and in many cases bylaws are being passed whereby it assumed a large proportion of the cost of the improvement besides.

There was, perhaps, never a time in the history of this city when greater care should be exercised in all matters which in any way affect the financing of the city, and I plead for serious and sober consideration of the matter from every possible angle before anything further is done that may endager values of property, whether that property belongs to the city or to others. The whole finacial scheme hangs on the values of the land in the city, it matters not whether held for speculation or otherwise.

BAD BLOOD
IS THE CAUSE OF
PIMPLES
AND BOILS

What you need when the blood gets out of order is a good tonic to tone and build up the system and put the blood into proper shape.

For this perpose there is nothing to equal

BURDOCK BLOOD BITTERS

Mr. L. A. Deibert, Allan, Sask., writes:—"For several years I was troubled with boils and pimples. I tried many treatments ,but could get no results. I then took Burdock Blood Bitters and became free of my trouble. It is the only medicine I ever took that did me any good."

B.B.B. has been on the market for the past 46 years; put up only by The T. Milburn Co., Limited, Toronto, Ont.

The Man in the Moon
SAYS:—

THE puzzle that makes me cross is to find how to handle that little five letter word beginning with "m" and ending in "y" and meaning something the same as cash.

A COW is the most useful animal there is as long as she is not on the railway tracks.

AS women grow older they remind the young men how an old flame can spread.

I LIKE a man who speaks out and says what he thinks. Of course I do not like personalities when directed at myself.

A NORMAL Prince Rupert person today is one with strong views on the open or closed port question.

THIS is the time of year when people make up their minds that they cannot go on as they have been going. Something must be done about it.

THE minister of finance tells us we should always remember that we are Canadians. How could we forget it when we live so near the U.S. border.

YOU are an important person when people begin to write about you and your work.

THE remedy for the low prices of halibut to Canadian boats is something like vaccination as a cure for small pox. Sometimes the remedy is worse than the disease.

IT seems a wonder that the local boys who make the squeals on the small radio receivers do not shrivel and die considering the curses that are called upon their heads by those who are using radio

Ten Years Ago
in Prince Rupert

March 31, 1915

Amos Godfrey, one of the best known prospectors of the Groundhog coal country, was in the city this morning enroute from Vancouver north. He predicts that coal will be shipped from the Groundhog soon after the war is over.

The sum of $1,000,000 is said to be involved in the purchase of the Standard Fisheries Ltd. by Joseph F. Swift and other capitalists of Ontario. The Standard Fisheries own a plant at Jedway, the trawler Kingsway and other considerable concerns on this coast.

At the Westholme Theatre this week, local movie fans will have their first opportunity of seeing Charlie Chaplin.

BURNS LAKE

An inquiry conducted by Provincial Police Chief W. J. Service and Con. Fairbairn of Smithers into the recent fire here resulted in the conclusion being reached that it was entirely of accidental origin.

J. Yool, local manager of the Royal Bank, is taking his annual vacation and Arnold Flaten is here from Prince George relieving during his absence.

Hugh Macdonald of the Silver Island mine has purchased G. S. Wood's speed boat "Damfino" and will take it to Babine Lake.

The infant son of Mr. and Mrs. J. Yool died last week at Telkwa.

Mr. and Mrs. Harrison of Wistaria were visiting here last week with Mr. and Mrs. P. Carr.

Fond Father— What are you going to do for a living?
Son—Write.
Fond Father—Write what?
Son—Home.

Advertise in the Daily News.

Shop-windows
on parade

IN THE quiet and comfort of your home, newspaper in hand, the shop-windows of the town's best stores pass in review. Look at that charming little hat—just the style you have been looking for, and so reasonable!

And say, isn't that coat a darling? . . . Not only do you see illustrations of the merchandise, but you are told in detail of its merits and prices. A passing panorama that may be halted and started and halted at will. A shopping trip at home!

How long do you suppose it would take you to reverse the process—to go up one street and down another, until you had visited personally every worth-while store in town? And how exhausted you would be, physically and nervously.

There's no doubt about it. The modern way to shop is to read the advertisements, then make notes of the stores and the particular offerings that appeal to you. What a lot of time and bother such a method saves. You know beforehand what you want to look at, who has it, and what you will have to pay.

Read the advertisements. Make it a daily habit. The regular reader of advertisements is better informed, makes the family budget stretch further, has more time for recreation, gets more value for her money, and profits in many other ways. Advertisements are frequently the most interesting news in the paper.

Every day these shop-windows are lined up for your inspection in this newspaper

WINTER
Steamship Service
PRINCE RUPERT sails from Prince Rupert FOR VANCOUVER, VICTORIA, SEATTLE, intermediate points each Friday 9.00 a.m.
STEWART and ANYOX ..... Wednesday, 11.00 p.m.
THE S.S. "PRINCE JOHN" leaves PRINCE RUPERT fortnightly for VANCOUVER, via QUEEN CHARLOTTE ISLANDS.
PASSENGER TRAINS LEAVE PRINCE RUPERT
DAILY, WEDNESDAY, SATURDAY, 5.00 p.m. for Prince George, EDMONTON, WINNIPEG, all points Eastern Canada, United States.
AGENCY ALL OCEAN STEAMSHIP LINES.
Ticket Office, 528 Third Ave., Prince Rupert. Phone 260.

Canadian Pacific Railway
B. C. Coast Services
Sailings from Prince Rupert
PRINCESS MARY
Ketchikan, Wrangell, Juneau and Skagway—
March 6, 16, 27
Vancouver, Victoria and Seattle—March 10, 20, 31.
S.S. PRINCESS BEATRICE
Butedale, Swanson Bay, East Bella Bella, Ocean Falls, Namu, Alert Bay, Campbell River, and Vancouver, every Saturday, 11 a.m.
Agency for all Steamship Lines
Information from—
W. C. ORCHARD, General Agent
Corner of 4th Street and 3rd Avenue, Prince Rupert, B.C.

NION STEAMSHIP COMPANY OF B.C., LTD.
Sailings from Prince Rupert.
VANCOUVER, VICTORIA, Swanson Bay, and Alert Bay, Tuesday, 5 P.M.
VANCOUVER, VICTORIA, Alert Bay, and Swanson Bay, Saturday, 10 A.M.
ANYOX, ALICE ARM, STEWART, Sunday, 8 P.M.
ANYOX, PORT SIMPSON and Naas River Canneries, Friday A.M.
2nd Avenue. J. Barnsley, Agent. Prince Rupert, B.C.

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DRYDOCK
AND
SHIPYARD
Operating G. T. P. 20,000 Ton Floating Dry Dock
Engineers, Machinists, Boilermakers, Blacksmiths, Pattern makers, Founders, Woodworkers, Etc.
ELECTRIC AND ACETYLENE WELDING.
Our plant is equipped to handle all kinds of
MARINE AND COMMERCIAL WORK.
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New Spring HATS
BROCK $6.00
BILTMORE $5.00
BILTMORE $4.00
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Another Portland Canal Opportunity
The first Treasury Issue of the Porter-Idaho Mining Co., Ltd., is now offered the public at 25c per share. This is the only other shipping mine besides the Premier in the Portland Canal District. Ore shipped last year more than paid development work. For full information apply—
H. W. M. ROLSTON & CO.
Stewart. Stockbrokers. Victoria.