

THE DAILY NEWS  
PRINCE RUPERT - BRITISH COLUMBIA

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DAILY EDITION

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IN THE LETTER BOX

LAND ASSESSMENT

Editor, Daily News:-

Your editorial "Assessment Values" seems to beg the question. You say values are difficult to assess. No general complaint would be made if the assessor honestly tried to ascertain actual values of the lots and made the assessment as close to the actual values as he could. Any errors could readily be corrected by the Court of Revision, providing it, too, were honest in the performance of its duties.

The trouble is that the assessor has not for years made any honest attempt to assess at the actual value of the property, and the Court of Revision has, year after year, in the main, sustained the false assessment made.

The Municipal Act, P. 2426, Par. 212, says "For the purpose of taxation, land, except as herein provided, shall be assessed at its actual value," etc. It does not give the assessor any choice in the matter. It is mandatory—land must be assessed at its actual value and at no other sum. Has this been done? It has not, as everyone in town knows. If the Council really thinks that the assessment, either this year or in any of the past 15 years has been made as the act directs it can readily set its mind straight by taking the sworn values in the deeds filed in the Land Registry Office during that time and comparing them with the assessed values of the same properties. It will certainly be found that in practically every sale made the price obtained by the vendor has been very much less than the assessed value. There are some exceptions to this. Very limited areas of best residential and best inside business properties are assessed at about their actual values. Outlying residential and semi-business properties are assessed for double and triple their actual values.

By why argue that point? Everyone in town knows that the assessed value is, in the main, away above the actual value.

The real arguable point is whether the assessor should obey the law and assess for actual value, or stultify himself and assess as it is thought expedient to do in order to raise the money which the Council considers necessary without raising the mill rate. Mr. Baird as quoted by the News on Saturday, points to some undesirable effects which flow from false assessments. There are many others.

C. N. R. Case

Take the case of the Canadian National. In 1927 the city assessed its property for \$2,942,140. It claimed this to be excessive and appealed to the Court which reduced it to \$1,289,164. Because it had a good

deal of money at stake so that the cost and trouble were worth while it was able to get its assessment, and consequently its taxes, cut in half. The other property holders were assessed, in the main, as much beyond the actual value of their property as was the Canadian National. One would have thought that the City Council, in fairness to the small holders of land would have re-assessed the whole town-site. This they did not do, and have continued to assess the small holders, who cannot afford to fight in the courts, at practically twice the rate charged the C. N. Is there any fairness in making, say, a working man who owns a lot across the creek, pay at least twice as much tax for \$100 of value as the C. N. is made to pay? And it all comes about because the assessor did not in each instance assess for the actual value. Had he done so, the C. N. would not have been able to win its case and both large and small holders would now be paying the same relative taxes.

It is said we have a certain amount of money to raise anyhow so it is as broad as it is long. If you reduce the assessment you must raise the mill rate. This is only partially true. The Municipal Act (P. 2436) provides that the Council rate the land for three purposes: (1) Pay the Municipal debts. Rate unlimited. (2) Provide for schools. Rate unlimited. (3) To provide for all other lawful purposes of the Municipality, a rate not to exceed twenty mills on the dollar."

The tax levy this year is for debt, 15, schools, 21, and general (No. 3 above) 12 mills on the dollar. The assessment being at least twice the actual value make this "general 12 mills" in reality 24, which is four mills over the legal limit and would have to be eliminated if a true assessment were made.

Moral Question

The crux of the matter is a moral question. I would like, Mr. Editor, to have you answer it.

The law says that land shall be assessed for its actual value. The City Council has for years, and is today, knowingly assessing for very much more than the law allows and the Court of Revision each year, in the main, sustains this false valuation. Is it morally sound for the City Council to continue this illegal action? Is it morally right for them for the sake of expediency to habitually violate the law? Some non-residents actually believe that the assessed values are the real values and base the handling of their real estate on these false valuations. Can you justify the city in making these false statements of value to them?

G. H. ARNOLD.

GARDENING  
SUCCEEDS

Good Showing Made In Canadian National Railway Station Grounds

WINNIPEG, Aug. 25.—The campaign launched this season by the Canadian National Railways in the beautifying of its station grounds was a successful move, with the result that a larger appropriation will be considered for this work next year, A. A. Tisdale, general manager, announced today. The agents, according to Mr. Tisdale, have taken kindly to this work, and the time and labor necessary to look after a small plot was cheerfully given by them. They were amply repaid by the pleasure derived from the pleasant surroundings and congenial recreation.

Authoritative information was secured about the growing of each flower and plant, and the success and good showing lay in the enthusiastic campaign and close co-operation that the agents have known what to plant, where and how to plant and the care that is required to make the growing of flowers a success.

"While there are hundreds of stations which showed that some one cared about flowers and trees and shrubs and all they mean," said Mr. Tisdale. "Outstanding points, where a great deal of time was spent by employees to make a picture for globe trotters to talk about, are Malachi, Fort Rouge and Transcona Shops, Dauphin, Graysville, Rosthern, Drumheller, Edmonton, Blue River, Humbolt, Watrous, and Biggar."

Travellers, in letters received from time to time, are ever thankful that employees have had time enough and sufficient inclination to make a garden for all passers-by to see, Mr. Tisdale added.

Man in the Moon

These are the days of diet. Women especially hate to be fat and the only way to prevent it is to eat less or eat the right non-fatty foods. Many carry the fat too far and the result is fatal to health.

Miss Brewster's dieted 18 days. She's tried it 18 different ways: Her last one proved a real slaughter. Her mother's lost her only daughter.

Jake says plenty of people make jokes about plumbers but paying the bill is no joke.

Who is it comes to mend the sink When the darn thing goes on the blink? The plumber. Who brings along a trunk of tools—Wrenches, pliers—scads of rules? The plumber. Who picks a wrench and lets it drop And says "this leak is hard to stop—I'll have to beat it to the shop?" The plumber.

The quarrel between husband and wife was so funny that when she threw the axe at him he thought he'd split.

I wish I could break a record, It is one I hear so often on the neighbor's gramophone.

Two men were to take part in a boxing match, and surreptitiously each backed himself heavily to lose the fight. During the progress of the bout one accidentally hit his opponent a light tap on the face whereupon the recipient of the blow lay down and the referee proceeded to count him out.

The other was in a quandary, but just with the call of "nine" a magnificent idea came to him. He rushed to the prostrate man and kicked him, and was instantly disqualified.

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SCALE OF CHARGES  
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The following is the scale of charges made for reading notices:  
• Marriage and Engagement announcements \$2.  
• name.  
• Birth Notices 50c.  
• Funeral Notices \$1.  
• Cards of Thanks, \$2.  
• Funeral Flowers 10c per  
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PRINCE RUPERT  
EXHIBITION

September 2, 3, 4, 5, 1930



OFFICIAL OPENING, TUESDAY, SEPT. 2nd, at 7.30 p.m.

REDUCED RAILWAY FARES

Fare and One-Third From PRINCE GEORGE to PRINCE RUPERT Good Going Aug. 30 to Sept. 5, Final Return Limit Sept. 8

EXHIBITS

It is expected that they will surpass anything yet shown, and will come from all parts of the country east, to Prince George, and the Queen Charlotte Islands.

INDOOR ATTRACTIONS FROM WEST COAST THEATRES

ADOLPHE & CYNTHIA—In a clever juggling and acrobatic dance act, wire walking and sliding stunts. Adolphe juggles with clubs, balls, sticks and hoops, and gives his audience a real thrill. Cynthia, young and pretty, in acrobatic and classical dance numbers.

QUBY'S DOG ACT—These dogs are beautifully costumed and do all the tricks known to this form of entertainment. They come to us through FANCHON & MARCO, Seattle, and are recommended as an outstanding act. Fun for the children and grown folks.

KEN ROSS—An acrobat of outstanding ability. He also comes to us through Fanchon & Marco, who recommend him very highly. His act is called "EDUCATED HANDS."

BASEBALL - VANCOUVER VAC'S VS. PRINCE RUPERT

The Prince Rupert Baseball Association have secured the famous VAC'S of the Vancouver Athletic Club, who are now leading the Vancouver Senior League, for a series of three games. This team is one of the best in British Columbia. Come and see how the local boys stack up against such a team.

Indian Sports - Baseball - Football

These games are for the Championship of Northern B. C. The boys are keen sportsmen and will provide a high standard of play.

TWO BANDS AT FAIR

Greenville Concert Band and Prince Rupert Boys' Band will be in attendance.

CANADIAN UNITED SHOWS

With their Merry-Go-Round, Sideshows, Jungle Girl, Boxers and Wrestlers and other attractions, will be in attendance.

GRAND BALL - FRIDAY NIGHT, SEPTEMBER 5th, 1930

EXHIBITION BUILDING—This dance needs no boosting as it is the OUTSTANDING EVENT of the year.



Winifred Spooner (left), one of England's well-known aviatrixes, who has been named winner in points of recent round-Europe flight. Right—Friend, who flew with her.