

October 30, 1940

Mr. E. C. Rockwell,
705 Palisade St.,
Pasadena, Calif.,

Dear Mr. Rockwell:

I regret to discover that your letter regarding the Somers system of fixing colony rentals has been neglected for so long. We have no literature on the system now. Mr. Somers came here and set up the method used. The best work we know of on this system is "The Science and Practice of Urban Land Valuation", published and distributed by The Manufacturers' Appraisal Company, 4021 Walnut St., Philadelphia, Pa. The cost is \$3.00 per copy. I wonder if it may not be in your public library.

When the system was instituted in Fairhope what was considered to be the most valuable lot in the community was given a frontage rate of 1.00 and using a multiplier of 100 this gave an annual rent of \$1.00 per front foot 100 feet deep, lesser or greater depths being calculated by means of the Somers depth curve. All other sections of the town were given rates relative to their value and the rents calculated as above. Corner lots, of course, receive special treatment by applying the Somers corner card values in addition to the frontage values.

The general growth of the community and public improvements of general enhancement value are taken care of by increasing the multiplier and Fairhope's multiplier which started at 100 has now become 2.55. Irregular rates of growth or of distribution of communal benefits are taken care of by adjustments in the frontage rate in the particular locality. A general review is made each year and it is seldom that no opportunity for equalization can be found. Generally the result is a raise but often some detrimental influence will be discovered justifying a decrease in the rate.

I am sorry not to be able to give you a more complete report.

Very truly yours,

Secretary.

705 Palisade St.
Pasadena Cal.

10-11-40

Secretary, Fairhope Single Tax Colony
Fairhope, Ala.

Dear Sir:-

I am anxious to
obtain information as to how the
"Sommer's System" of determining
Colony Rentals, operates.

Can you send me literature
on the subject, or tell me where
I can obtain it?

Thanking you for this
courtesy, I am

Sincerely yours

E. C. Rockwell