

paying more than their share of public taxes for more than 50 years. The "Graduated Single Tax and Exemption Amendment" is now proposed so as to collect a fair share of the public revenue from the owners of large amounts of community-made values of land, water powers and corporation franchises and rights of way. Owners of these great values have never paid their share of taxes in Oregon. In the last 50 years they have never proposed any law or amendment that would make them pay their share.

... Graduated taxes on railroads and other franchise corporations will not take a dollar from them unjustly. Besides leaving them income enough to pay interest on every dollar the stockholders have actually invested, it will still leave them half of what they collect from the people over and above that interest and operating and maintenance charges. . . . On railroads and other franchise corporations the graduated taxes, in addition to the regular and special tax levies, would have been as follows in the counties of Oregon in 1910:

Baker	\$226,251.00	Lincoln	\$ 12,922.00
Benton	16,215.50	Linn	89,884.90
Clackamas	307,626.25	Malheur	29,338.00
Clatsop	21,533.25	Marion	110,433.25
Columbia	53,980.25	Morrow	92,342.75
Coos	4,341.50	Multnomah	720,944.75
Douglas	167,319.25	Polk	39,133.00
Gilliam	110,955.00	Sherman	63,634.00
Grant	251.50	Tillamook	561.75
Hood River.....	56,299.25	Umatilla	363,549.25
Jackson	111,873.75	Union	100,259.25
Josephine	44,816.75	Wallowa	39,251.00
Klamath	4,324.00	Wasco	53,801.50
Lake	29.00	Washington	40,288.25
Lane	86,441.75	Yamhill	29,673.75

At this time the figures showing the value of lands worth more than \$10,000 owned by corporations and individuals are not complete for all the counties, but the following will give some idea of how the farmers and other home owners will have their taxes cut down by the graduated taxes on the individual owners of more than \$10,000 worth of land:

Clackamas	\$ 52,602.75	Malheur	\$ 3,074.00
Coos	187,701.75	Union	6,170.00
Grant	14,751.00	Wallowa	21,953.00
Josephine	50,291.75	Wasco	1,633.50
Lane (part).....	15,678.50	Washington	17,772.75

In Clackamas county 176,648 acres are owned in tracts of more than 300 acres by 31 owners, corporations and individuals, and each tract is worth more than \$10,000. All these lands are unimproved. The assessed value of the 176,645 acres in 1910 was \$2,648,595. The graduated taxes for 1910, under the proposed amendment, would have been \$52,000. The Oregon & California Railroad Company would have paid \$31,315 on its 89,070 acres assessed \$1,105,555. The land was given to the company by the people of the United States on the basis of \$2.50 an acre. It is now worth \$12.37 an acre, assessed value. That is an increase in value of \$9.87 an acre, and the people of Oregon have made that increase. They are certainly entitled to a large part of the increase, and they are adding value to it every year. In Coos county seven corporations, including the Oregon & California Railroad Company, own 379,633 acres of land, assessed \$6,569,055 in 1911. The graduated taxes on those owners, under the proposed amendment, would be \$184,529. Not one of those seven

corporations owns less than 20,000 acres in Coos county. It is hoped that complete figures for all the counties will be at hand by the time the next number of The Broacher is issued. The people of Oregon really do not know what enormous values, created by the people, are going into the pockets of great land owning corporations and individuals. The people of Oregon do not know now, but they will know before the next election, what it will mean to them to make the great land owning corporations and men, and the railroads and other franchise corporations, pay a fairer share of the public taxes. The people of Oregon are so used to being taxed on their labor and industry, and the savings of their labor and industry, that some of them think that is the best and only way to raise money for public purposes. Oregon farmers have been told so often that the great land values are in the farms that many of them believe it. How many of them know that the six most valuable blocks of land in Portland, not including the value of improvements, were assessed \$6,345,000 in 1910. Those six blocks contain only five and a half acres. The assessed value of those five and a half acres in 1910 was \$562,000 more than the assessed value of the 95,595 acres of improved land in Clackamas county in 1910. The average assessed value of those five and a half acres of land in Portland was \$1,151,595 an acre. That was the unimproved or community-made value. The assessed unimproved value of those five and a half acres in Portland in 1910 was \$26.44 a square foot. The assessed improved value of the 95,595 acres of cultivated farm lands in Clackamas county was \$60.49 an acre, on an average. How much is that a square foot? On the 1910 assessments, one average acre of improved farm land in Clackamas county was worth \$1.20 less than two and a third square feet of those six Portland blocks; and those farm lands were assessed on their improved value. The raw-land community-made value of the 95,595 acres of cultivated land in Clackamas county in 1910 was only \$23.84 an acre on an average. So the community-made value of the five and a half Portland acres was \$4,066,015 more than the community-made value of the 95,595 acres of cultivated lands in Clackamas county.



The land monopoly interests of Oregon are circulating Initiative petitions to amend the Constitution so as to prohibit the Singletax anywhere in that State, and circulating anti-Singletax literature in large quantities and extensively.



The Singletax in British Columbia.

On the basis of the recent report of the British Columbia Royal Tax Commission, the daily Colonist of Victoria, a Conservative paper, predicts that "one of the first Government measures of the new session [the present Government is overwhelmingly conservative] will be that affecting various reductions in taxation and rearrangements in the assessment system, based wholly or in large measure upon the recommendations contained in the exhaustive report of the Royal Commission on Taxation."

tion," and it quotes the Honorable Charles H. Lugrin as saying:

The Royal Tax Commission of British Columbia, of which I was a member, went to work with open minds and without preconceived ideas as to what they were going to do. The conclusions we reached were forced upon us by our knowledge of the conditions of the country and of the evils of some of the taxes now levied. I confess that at the outset I was even in favor of the poll tax, against which our Commission is now unanimous. The same thing applies to the tax on improvements and personal property. We felt from our investigation of the Province that they were unjust, that they could not be fairly levied, and that it was only right that they should be abolished. And we believe that this will be done by the legislature. The city of Victoria, after carefully observing the results in Vancouver, has now also abolished the tax on improvements, and I am satisfied that within two years neither personal property nor improvements on land will be taxed anywhere in British Columbia. That this will encourage enterprise and investment in the Province goes without saying. In the communities that have adopted this system of Singletax there is no influence that can be brought to bear that could lead them to depart from it.

[See current volume, pages 109, 155, 161.]



Land Monopoly in England.

The London Daily News of May 2 reports the abandonment by Joseph Fels of his experiment in small holdings at Mayland, in Essex, near Althorne, England. Including the cost of the land, about 700 acres, the experiment has cost nearly \$250,000. Upon purchasing the land Mr. Fels had it divided into 5 and 6-acre lots, on each of which he built a brick house with five rooms and bath, besides farm buildings. Three acres of each lot were laid out with fruit; the remainder was prepared for general market gardening. Only about a third of the original small holders remain in possession and liberal opportunities are afforded them for acquiring full title. The rest of the property is to be disposed of at once. "I am giving up the experiment," said Mr. Fels, "simply because I am convinced that under present conditions of the land question in England no experiment either public or private, can assure that the cultivator, whether large or small, shall get what belongs to him—the full result of his labor." He explained, as reported in the News:

I have come to a full realization of the hopelessness of trying to promote agriculture in a country the land of which is monopolized by a few ground landlords, who are beginning to be called here, as in America, Canada, Denmark, Sweden, and other countries, "land hogs." This ownership by the few of the land of the many makes for monopoly and special privilege in more directions than at first would seem possible. Perhaps my special scheme has been quickened in its failure by my inability to give it the per-

sonal attention that such an undertaking would seem to deserve. While I frankly acknowledge this, it is in no sense the principal cause of failure, if failure it may be called. It was by no means a complete failure, for scores of men and women have been trained to country life, but it simply has not been a commercial success. Perhaps the distance from market—50 miles from London and over three miles from the railway station—had something to do with this, and yet these are only minor objections and would be easily overcome under free conditions. Not being a farmer, I cannot say under present conditions how commercial success could be obtained. But I do know that if the present taxation upon labor, machinery, and buildings were lifted, as it will be, and placed upon land values, where it belongs, monopolists and other idle persons, such as myself, would not be looking around to play the philanthropic game, the benevolent wheeze, or the charity act to benefit the poor, but would be getting off their backs, and these people would be teaching themselves agriculture and other pursuits unaided by our alleged superior wisdom.

NEWS NOTES

—The first Mississippi Valley Conference on Votes for Women met at Chicago on the 21st. [See current volume, page 278.]

—On his return to London on board the "Mauretania," Joseph Fels addressed his fellow passengers on "Getting Rich Without Working."

—The trial of Clarence S. Darrow, on charges connected with the McNamara trials, began at Los Angeles on the 14th. [See current volume, pages 255, 338.]

—The Ministerial bill for disestablishment of the English Church in Wales, passed its second reading in the British House of Commons on the 16th by a vote of 348 to 267.

—The Twelfth International Congress of Navigation will convene in Philadelphia on May 23d. It is expected to bring together representatives of more than thirty nations.

—The meat-packing firm of Armour & Co. of Chicago was indicted on the 17th by the Federal grand jury at Chicago for criminal violation of the Federal meat inspection laws.

—At the Methodist General Conference at Minneapolis on the 18th a proposal to abrogate the church rule against dancing was defeated by a vote of 446 to 369. [See current volume, page 443.]

—Floyd Allen, one of the mountaineers accused of killing the judge sitting at a Virginia trial, was convicted of murder in the first degree on the 17th at Wytheville, Va. [See current volume, page 278.]

—An equity suit was begun in the Federal courts at New York on the 18th by the United States Government for an injunction against a coffee-cornering scheme as in violation of the Sherman anti-trust law.

—The Federal troops of Mexico continue to gain ground on the revolutionists. Guadalupe, 32 miles east of Juarez on the Rio Grande, was taken by the Federals on the 20th, and they are threatening the