

THIRTY APARTMENTS ARE BIDDING

Building for Dr. A. A. Ausplund and H. O. Triplett Will Cost About \$60,000.

WORK WILL START SOON

Plans Ordered for Structure for Fred Magnuson.

Announcement was made last week that Dr. A. A. Ausplund and H. O. Triplett had arranged to build a four-story, \$60,000 apartment building on the south side of Gilsan street, between Twenty-third and Twenty-fourth streets.

The plans for the latter building call for a brick structure above a foundation 50 feet square. The excavation is not made public. The apartments are to be of four rooms each.

The building will be divided into 36 apartments. The No. 1000 apartment will have hardwood floors, and the main corridor of each floor, which will be six feet in width, will have cork floor.

The old building has already been torn down on the site and excavation will start immediately. Bids will now be received for different branches of the work.

The building and furnishings when completed will have cost about \$60,000, and is expected to be ready for occupancy in October. The plans and specifications were prepared by Mr. Triplett.

Wiloex Residence of White Pine. A dispatch from Spokane says that Architects Cutter & Malmgren are completing plans for a proposed \$100,000 residence to be erected on the country place of Theodore B. Wiloex, near Portland.

Vader School to Cost \$16,000. C. E. Troutman, an Aberdeen architect, has been selected to draw plans for the proposed frame school building at Vader, Wash. A fund of \$16,000 has been appropriated to finance the erection of the building, which is to contain 10 classrooms.

Astoria Offered Library Site. The library board of Astoria has received an offer from R. H. Strong for the site of the proposed library building. The offer is for a lot on the corner of Adams and Douglas streets.

Residence Figures Invited. General contract proposals are being received by Architects Claussen & Clauson for the home of Dr. Woods at Garden Home. The work involves various additions and alterations, and the installation of new equipment.

Bids Asked for Seaside School. Ernest Kroner, a Portland architect, has been authorized by the School Board of Seaside to receive general contract figures for the school building and gymnasium to be erected in that community.

St. Helens Will Cost \$20,000. A two-story concrete and brick garage building is about to be erected above an \$23,140 foundation in St. Helens for the Columbia County Auto Company. The plans were drawn by Houghaling & Douglas of Portland.

Dufur Contract Awarded. On their contract of \$11,321.25, Springer & Company have received the award for the addition to be made to the school building at Dufur. The contract was awarded by Charles Burggraf, of Albany. Seven bids were submitted for the work.

Wrecking Contract Awarded. The officers of the United States National Bank at Astoria have awarded the O. K. Rose City Wrecking Company to raze the old frame building that stands on the inside of the new bank site on the northwest corner of Sixth and Stark streets.

Portland Gets La Grande Job. Architects Whitney, of Portland, have been commissioned to draw plans and specifications for the proposed building to be erected at La Grande for the La Grande Grocery Company, which is a subsidiary of the wholesale Portland firm of Allen & Lewis.

Rush Gets North Powder Contract. The contract for the construction of the new school building at North Powder has been awarded to C. H. Rush on his proposal of \$22,417. The plans were drawn by Tourtelotte & Hummel, of Portland.

\$15,000 Permit Granted. A. S. Ellis obtained a building permit last week for the erection of a three-story apartment building that is to be on Gilsan street, in King's Addition. The plans were drawn by G. R. Wright and the contract is in charge of the Friberg-McLennan Company.

Two Small Bungalows Started. For S. Evenson, M. F. Smith has commenced the erection of a one-story bungalow at 72 East Third street, in Fairport Addition, at a cost of \$1000. R. W. Larsen is building a one-story frame residence at 904 Sixty-sixth street Southeast, that will cost \$1000. The plans for the former dwelling were prepared by A. E. Edwards, and for the latter by Claussen & Clauson.

\$4000 Home Started in Laurelhurst. E. Tilsanant, a builder, has commenced the erection of a story-and-a-half residence on East Forty-first street, in Laurelhurst. The building permit cites \$4000 as the probable cost. Plans drawn by O. Daniels. A. Tourtelotte has started the erection of a \$2000 residence at 41 East Sixty-sixth street North, in Ridgemoor.

One-story Garage to Cost \$5500. Morris Taylor last week obtained a \$5500 building permit for the erection of a one-story brick garage building at 158 Tenth street. The plans were drawn by A. Nelson.

Three \$1500 Dwellings Began. W. J. Hallock, the builder, has broken ground at 160, 168 and 174 East Sixty-ninth street, North Mount Taber, for the erection of three \$1500 residences, each of which will extend a story and a half above the ground.

Rose City Gets \$4500 Residence. J. B. Moore has started the construction of a two-story frame residence at 1350 Alameda, Rose City Park, that will cost about \$4500, according to the permit issued last week. Plans drawn by L. Thomas. A. P. Zedrow is building a story-and-a-half frame residence at 6310 Twenty-sixth street, southeast. The probable cost is quoted as \$2000.

Residence Repairs May Cost \$15,000. Plans are being completed by A. E. Doyle for alterations to be made in the former home of the late Mrs. M. J. Portland Heights, which was recently purchased by A. Meier, of Meier & Frank Company. The building is to be modernized throughout at a reported cost of \$15,000.

E. M. Mack Commences \$4000 Home. E. M. Mack has commissioned Mackey Bros. to build a two-story

DEMAND GROWING FOR WHEAT LAND

Barnett Ranch of 2560 Acres, Near Connell, Sold by Newberg Man for \$100,000.

J. BOWERMAN ALSO SELLS

Gilliam County Property, Consisting of 1920 Acres, Brings \$63,500.

The high price of wheat has stimulated activity in wheat lands, as evidenced by two large deals just closed by local firms for ranches east of the mountains.

The old Barnett place near Connell, having been purchased by Fred Gearin, of Newberg. This place is situated about a mile northeast of Beaverton, and is highly improved.

W. F. Hession disposed of a house in University Park for the price of \$2500. He accepted as part payment a lot on Mount Taber at a value of \$1300. Miss C. M. Agnew being the purchaser. This deal was made by S. W. Ormsby, of the Lueddemann Company.

500 EXPECTED AT CONVENTION. F. N. Clark Declares Tom Ingersoll Also Will Attend.

F. N. Clark, chairman of the finance committee of the Portland Realty Board, in charge of the plans for the coming Realty Convention, announced at last Friday's meeting of the board that Tom Ingersoll, executive secretary of the National Association of Real Estate Exchanges, would be present at the coming convention meeting, according to the tenor of a letter just received by Mr. Clark.

Frank McCrillis, chairman of the invitation committee for the coming convention, read several letters at Friday's board meeting reflecting the

MAP RECORDS HELP TO EQUILIBRATE TAXES

Information on Land Value, Gleaned From Experience, Is Used as Guide.

SCALE OF LIFE ADOPTED

Table Shows Usefulness of Buildings of Various Kinds, but in Most Cases Owners Are Consulted as to Cost.

BY HENRY E. REED, Assessor of Multnomah County.

All the land value computations prior to entry in the block books and assessment roll are recorded in land value maps. There are 369 maps covering the entire county.

Of these, 230 relate to the city of Portland and are drawn to the scale of 160 acres to the map. In office usage they are known as "quarter section" maps. The remaining maps relate to the county outside of the city and are drawn to the scale of 640 acres to the map.

The city of Portland, or "quarter section" maps, were drawn with the streets clear of unnecessary printed matter to allow for recording the value per front foot of normal lots 100 feet deep, which are subject to corner influences. In the case of land in large tracts in suburban sections, the number of acres and the value of the tract at a point near the center of the tract, together with an identifying ownership number.

Maps Serve to Equalize. The maps serve the desirable purpose of bringing about a uniform basis for all valuations. The factors, also, when petitions are made for reduction of assessment, and when complaints are made that assessments are inequitable, these maps are accessible to the public at any time.

The frontage value recorded on the Portland maps is the value per unit foot of a vacant inside lot 100 feet deep, lying normally with reference to the grade of the street. Where only one lot is shown, it applies to the entire width of the street. Where the value of opposite sides of a street is not the same, a double set of figures is used.

BY CHARLES E. HEYER. As long as the population of the United States continues to increase there will be no better nor safer investment than real estate.

CHANGE FOR ALL CIED BUY OWN HOME WITH RENT MONEY, DECLARES REALTY MAN.

Obstacles Are Only Those Thrown Up by Blindness to Opportunity of Credit, is Assertion.

In reply to the question, "How Can a Man Without Means Build a Home?" Oliver K. Jeffery, president of the Oregon Home Builders, says:

"The reason that many families do not own their own homes is not because they haven't the means, but largely because of the obstacles they themselves put in the way of acquiring the property they live in."

"If the man who does not own his home would get flat-footed in his proposition and look the situation squarely in the eye he would soon be on common ground—and that 'ground' would be his own."

The foresighted man without means acquires his home by the credit he creates when he agrees to pay rent to himself. His credit is scored by the builder who specializes in financing the worthy man without means. It improves with the grocer and butcher, who both realize that the man is permanent and it strengthens his standing with his employer who also appreciates that his employe is going to stick on the job."

DUTCH COLONY IS GROWING \$7000 Dairy Farm at West Stayton Is Sold.

Further progress was made this week in establishing and extending the Holland colony at West Stayton, when, after careful inspection, the leader of several Hollanders, located in Canada, decided to purchase a tract of land and took along options on other tracts adjoining his purchase for friends of his.

Most all of the business in farm lands lately has been in the way of trading, and the confidence is entertained that this sale of 37 1/2 acres, including the model dairy barn erected by the Willamette Valley Irrigated Land Company, will be a cash basis, and the price was \$7275.

Step by step the community at West Stayton is being changed into a Dutch settlement, and the progress is particular in selecting the men. The principal business of the settlers will be dairying and chicken raising. The Hollanders in the Holland colony are experienced in particularly.

Klamath Falls Mill Resumes. KLAMATH FALLS, Or., May 20.—(Special.)—The Pelican Bay Lumber Company, of this city, Monday began the operation of its plant 20 hours a day. This will necessitate the addition of a considerable number of men to their force and will increase the daily output of the mill to 400,000 feet of lumber. The Ewauna Box Company in this city is also operating its plant day and night, also making a material addition to the local payroll. This is made necessary by a great rush of orders.

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FLAX LAND AREA WIDE FROM 3,000,000 TO 5,000,000 OREGON ACRES AVAILABLE.

Government Bureau of Domestic and Foreign Commerce Report Devotes Space to Experiment.

EUGENE, Or., May 20.—(Special.)—In the Willamette Valley and adjacent foothill country of the coast slope, where moisture and soil conditions are right for the production of flax, it is estimated that there are from 3,000,000 to 5,000,000 acres of land available for its culture, according to a report issued by the bureau of foreign and domestic commerce, Department of Commerce, Washington, D. C. Copies of the report have been received by members of the committee of the Eugene Chamber of Commerce in charge of the Lane County flax experiment, in connection with which contracts for a mill were signed during the last week.

The report devotes a page to a discussion of flax growing in Oregon. The history of the state experiment at the Penitentiary is given. "This demonstration did not have the value of providing the element of cost that would be faced under normal conditions," it says.

The bulletin tells of the co-operation of the Portland Chamber of Commerce and the Eugene Chamber of Commerce and the plan to raise \$6000 with which to carry on the experiment. It adds:

"In view of the co-operation between the state, commercial interests and the farmers, confidence is entertained that a step forward will be taken in the production of flax in this region that will probably result in the establishment of definite commercial production next year."

CLACKAMAS TAXPAYERS TO MEET. ESTACADA, Or., May 20.—(Special.)—The regular monthly meeting of the Estacada Clackamas Taxpayers' League will be held Monday at the Springwater Grange Hall. Among the speakers will be R. C. Downing, of Estacada. It is expected that a number of the successful candidates at the primary election will also appear on the program.

NEW LAURELHURST BUNGALOW IS SOLD FOR \$5700 CASH.

RESIDENCE LOCATED ON NORTHEAST CORNER OF EAST FORTY-FIRST AND BURNSIDE STREETS PURCHASED LAST WEEK BY C. H. FOX FROM E. LISANANTTI

INSURANCE BY MONTHLY INSTALLMENTS ADVISED

Seventy-five Per Cent of Widows Dissipate Estates Within Seven Years After Obtaining Possession.

BY LIFE INSURANCE EDITOR. L. A. WRENNE T. FASSETT, until recently president of the National Products Company, was recently declaring himself incompetent by a shortsighted jury made up largely of millionaires, including F. W. Woolworth, president of a chain of 5 and 10-cent stores and owner of the highest office building in the world, and a vice-president of one of the large New York life insurance companies.

Mr. Fassett imagined he was making money so fast that he "was getting frightened."

An alienist who testified declared that Fassett was suffering from manic depressive insanity; that there were three stages to this form of insanity—when a man is depressed, when he is elated and when he is normal.

Man Apparently Normal. Fassett, it seems, was normal when he was spending money, of which he fancied he had an inexhaustible supply. His principal form of amusement was riding about in taxicabs and from a car he spent \$1200 at a church picnic, \$905 in taxicab fares. At one time he was unable to restrain his generous proclivities and gave his barber at the Sea Cliff Inn, Nantucket, a diamond ring that cost \$165. To two waitresses he gave \$50 each.

Fassett's enthusiasm over the Nantucket baseball team also was another excuse for handing out gifts, which included \$100 to the pitcher for winning a game. He spent \$1200 at a church picnic, and \$700 at Jack's—both resorts being well-known in the White Light district of Nantucket.

Mr. Fassett that he could spend money rapidly enough to catch up with his financial income. He is now residing in the manic depressive asylum and a committee will be appointed to look after his property.

In an informal discussion after the trial was over, between members of the jury and several alienists, many interesting facts were brought out, all of which tend to show that Fassett's belief of an inexhaustible income is not an uncommon mental aberration. It so happened that the foreman of the jury panel was a vice-president of one of the large life insurance companies located in New York, and he related a number of instances which in his official capacity with his company seemed to prove that many people, both men and women, but particularly women, are afflicted as was Mr. Fassett.

Monthly Installments Advised. His opinion was to the effect that it is always well for a man to insure his life, sometimes it is advisable for a man to have his policies payable in one lump-sum, but generally the best plan is to arrange to have the policies payable in monthly installments. Seventy-five per cent of the estates of a dissipated man within approximately seven years and when a widow is left a large sum of money by means of a life insurance policy, she almost invariably regrets that she will never be able to spend it, and, consequently, immediately attempts to prove the truth of her belief. Ten writers of strange mania, which sometimes seizes widows and leads them to believe that a checkbook is an Aladdin's Lamp, which unfailingly responds to the magic touch of a pen.

REAL ESTATE IS SAFE Nothing Is Better as Long as Population Gains.

LAND IS VALUE BASIS Good of Investing Realized by Financiers During Past Year, as Well as Previously by Men of Business Shrewdness.

LEWIS BANK DEPOSITS GAIN. CENTRALIA, Wash., May 20.—(Special.)—The deposits of the Lewis County banks on May 1, according to statements just published, totaled \$2,124,884.84, an increase of \$27,000 over the March deposits. Every bank in the county showed an increase.

State Members Portland Realty Board

The following real estate men are the accredited members in their respective cities of the Portland Realty Board, who were elected to membership, but were selected after a canvass of the available men in their lines. If you have a real estate transaction in any of these cities or wish information, write them:

- Albany—J. V. Pipe. Astoria—Wambell Co.—J. P. Allison. Astoria—Astoria Harbor Imp. Co. Bents—J. A. Eastes. Grants Pass—Herman Joseph Moss. Heppner—Smead & Crawford. Independence—Henry Ambler. Marshfield—E. S. Kaufman & Co. Title Guarantee & Abstract Co.

Directory of Prominent Life Insurance Agencies Members of Life Underwriters' Association of Oregon

- Wm. Goldman, Manager, NATIONAL LIFE. Astoria—Wambell Co.—J. P. Allison. H. G. Colton, Manager, MASSACHUSETTS MUTUAL LIFE, Chamber of Commerce Bldg. E. L. Harmon, Manager, PENN MUTUAL LIFE, 202 Stevens Bldg. Horace Necklen, Manager, NEW ENGLAND MUTUAL LIFE, 202 Stevens Bldg. G. M. Slocum, Mgr., RELIANCE LIFE INS. CO., Philbrick Bldg. S. F. Lockwood, Vice-Pres. and Gen. Mgr., COLUMBIA LIFE & TRUST CO., 202 Stevens Bldg. Pettis-Grossmayer Co., General Agents, THE TRAVELERS' INS. CO., 202 Stevens Bldg. E. W. Amberg, Manager, NORTHWESTERN MUTUAL LIFE INS. CO., 202 Stevens Bldg. Judd Lowrey, Supt., AMERICAN CENTRAL LIFE INS. CO., 718 Dekum Bldg.

BUILDERS' SUPPLIES and HOME SUGGESTIONS

J. C. ENGLISH CO. LIGHTING FIXTURES. E. Irving and Union Avenue. Phone—E. 1245, O. 1260.

Garden Vases, Benches, Etc. Ernest Thomas. Phone E. 188. East Twenty-seventh and Pacific St.

There is a Good Paint House in Portland TIMMS, CRESS & CO. 184 SECOND STREET.

Big Gain Is Registered in 105 of Principal Cities.

Newspaper reports concerning building operations throughout the country have been optimistic in recent weeks. That this popular impression is well founded is testified by the fact that in the month of April, the official reports of building permits issued in 105 principal cities, of the United States for last month as received by The American Contractor, Chicago, totaled \$89,812,962, as compared with \$77,056,478 for April, 1915, an increase of \$12,756,484, or 16 per cent.

This generous expansion of construction work is well distributed, for of the 105 cities reporting, 71 show gains over April last year, and only 33 show losses. And an analysis of the figures indicates that the losses themselves are not so bad as they seem. The showing for Bridgeport, Conn.,