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NEW COMER TELLS HOW TO MAKE CITY GROW

CORRESPONDENT WHO THINKS PRICE OF UNIMPROVED REAL ESTATE TOO HIGH—LOWER VALUES, HE ARGUES, WOULD ENHANCE EUGENE'S GROWTH AND BE BENEFICIAL TO ALL—THINKS IMPROVEMENTS SHOULD BE ENCOURAGED

To the Editor:—As a new comer, who thinks he has seen enough of Eugene, to justify his locating and making it his future home, I would like to open a little discussion, as I look at it.

Eugene is a nice town, one of the best in Western Oregon, a busy place, with a splendid, social class of desirable American citizens. To look at the houses, I don't believe, that there are any poor people here, for I never saw, take the town over, so many nice, pretty, comfortable homes, as can be found here. And they are scattered all over the city; no certain parts a favorite for elegant homes, but on the contrary, there are no shanties; and elegant, costly homes are to be found in every part of Eugene. Health, wealth, and happiness are found here in abundance. Eugene is a desirable place for a home. An ideal home to raise up a good, true, happy family. But there are some drawbacks; and to these I wish to draw the attention of our good people here at this time.

I am told that pavement is a pretty expensive luxury, and some of the largest property owners have good sized kicks coming, when it comes to paying their assessments. They cry that it is outrageous and an imposition on them, that they be compelled to pay so much toward a luxury. Well, now, is it a luxury altogether? Don't you think it a good business judgment—don't you think it a good investment? Let us look at it, Mr. Property Holder, in another light. I have just praised Eugene, not any more than are her just deserts. But, after due observations of all the advantages nature has so prodigally presented to Lane county, the length of time Eugene has been a town, I am compelled to say, with all her advantages in every way, Eugene is twenty years behind the times in everything, excepting the price of unimproved real estate—that is as high as it should be when Eugene is double and treble its present size, and as I have been a close observer of nearly every city and town in the great Middle West, I think I can form a very good idea of the advantages and disadvantages to be met with. I presume that this statement will take the breath out of some of our lot owners, especially large holders. The truth of the matter is, I am going to talk to them as they are really the ones that are greatly interested in the growth—or non-growth—of Eugene. I shall endeavor to show where they are, or at least some of them, and have been penny wise and pound foolish.

The history of Lane county goes to show that they are to blame for the backward tendencies of their home town, and yet I presume they imagine that they are a great help to the community. Well, are they? "Jim Jones" owns a large tract of property. Eugene is growing up all around it. Jim Jones has, by thrift and industry, and a strong inclination to economy, saved up enough of this world's goods to be perfectly able to live in luxury and ease for the rest of his life. Jim has a large number of friends and relatives, and they believe in him; he is a fine man and he belongs to the church, of which he is very proud. This large tract of property he owns is needed for homes but when the investor comes to look around for a spot to build his home on, he finds that Jim Jones holds the price of lots so high that he is unable to buy, and he has either to buy somewhere else or not build at all. The consequence is that the city's growth is just that much retarded. And yet when the assessor calls Jim Jones feels that his property is not worth quite so much, and he complains at the way taxes pile up. He is always pleased to see his neighbor sell a lot to a home builder, as it crowds the city closer and closer to his property. He is going to enjoy prosperity, but has he done anything toward it? The truth of the matter is, he is trying to enrich himself from the enterprise of others, while he himself, like a dog in the manger, does nothing but growl.

On the prairies in some of the middle states speculators became possessed of fine large tracts of land, and they held them to enrich themselves on the efforts of the settlers, who were poor but ambitious. But try as much as they had a mind to, public improvements, such as schools, bridges and roads, were beyond their reach. The villages were certainly poorly patronized, and instead of growing, they came to a standstill, and after a while began to dwindle away, until at last, when the settlers became desperate, a few live sprangs up—say the unimproved land, and tax it beats was the slogan. I have known where good schoolhouses were built, and maintained; where probably two or three families resided. But what a difference it did make in that country. The speculator discovered that he would either have to improve or sell his land. The result was that within a very few years the whole country was filled with settlers, and postoffices became villages, and villages became towns, and so on. Where the lonely settler had to haul his meagre supplies from the nearest railroad station, probably a hundred or two hundred miles, after high taxation the railroads came to him or to his nearest town.

If the people of Eugene really want to see a town of fifteen, twenty or thirty thousand inhabitants soon, they must do their own individual duty. One of them is to tax, and tax heavily, large unimproved tracts of land or lots inside the city limits of Eugene. Then keep the tax of improved property down to normal. Do not compel the man who puts his all into improvements on his property to pay the largest proportion of the taxes, but reverse the assessment, and put the burden of taxation on the man who not only owns the land and retards the growth of the city, but keeps his money locked up in the vaults. Tax him strong enough and see how soon that large tract of vacant ground will disappear, and new homes be built, and not only built, but occupied.

I hear some one say: "Oh, but I have my property on the market and am trying to sell it." Yes, at what prices? Let us look at it a little bit. Jim Jones owns several lots pretty well out, and asks $500 each for them. Now is that lot worth $500 you ask him. "Why, certainly." "What makes it worth that?" you ask. "Why, the future; just think of it," he replies. "Yes," you say; "can you borrow that much, or sixty per cent of it, at the bank?" "Why, n-o, I guess not," he replies. Well, then, does the land as it stands now, make you a good living rate of interest, and pay all of the taxes? "Why no; of course not," is the reply. "Then you expect to hold it, and keep adding the interest and taxes to an inflated price for ground for years for some poor fool to pay it all, while you have done nothing toward improvements on the grounds so as to make it pay a portion at least of the percentage that is due you." You want the assessor to assess the lot at its true value—you do not feel like paying more—certainly not as much as your agent asked for it. Why? And yet your neighbor just across the street has bought a lot for $300, and built a $1200 house on it. That helped you. (If you have any business down town at all, or even if you are a retired farmer, it helps you, it helps your tenant, for it makes business so he can pay the rent.) This man now pays taxes on a $1500 piece of property, and you continue to pay taxes on a $300 piece of land that you say is worth $500. Can you commend yourself to your minister in that deal? But now here, Mr. Property owner, suppose you change your mind. You sell that piece of ground for what it is worth, we will say $300. Your customer buys it for a home; he sets the cost of his house in circulation. Now you have gotten your $300. Suppose you go out to the edge of town, or to a new addition and buy three lots with it. Now for the sake of argument you have another lot alongside of the one you sold—probably more, for I am now talking to large land owners; when that house is completed and occupied, the property all along the street, around the corner and back on the next street is worth more. Your lot alongside is worth $50 to $100 more. Suppose you sell or build on the lot, that enhances your lot again $50 to $100. Now, then, your lot is worth $500. Why is it worth $500? In the building of those houses it has required the services of a number of men, they received their wages and spent them with the mrchants. It stimulats trade in every direction. "But," you will say, "I lost $200 in selling that lot at $300." Did you?—how can you lose nothing? That is like the man I heard in Nebraska. He was bewailing that he was losing a millondollar s a year, and he was so in earnest about it that I asked him how that come. "Why, because," said he, "I haven't enough cattle to eat the buffalo grass up that is growing all that was. "Why, because," said he, about us." But back again to that $300 investment you made in the edge of town. Through starting a healthy growth down town, in a few years, perhaps only a short time, they are worth $200 each. You have got your money and you have accomplished something that every desirable citizen should do. You have helped to build up your town. And all accomplished by placing the price of your lots at an honest value, a value that you are willing for the assessor to appraise, and thereby you can now look your clergyman in the face and say "I have done my best."

Now all Jim Jonses of Eugene, and there are several of you, I want you to take this to heart—think of it—and remember that your land is worth more to Eugene, covered with houses, than an empty vacant spot. Voters of Eugene and improved property holders, tax vacant weed patches to death if you would build up a city.

A NEWCOMER.

RANK FOOLISHNES

When attacked by a cough or a cold, or when your throat is sore, it is rank foolishness to take any other medicine than Dr. King's New Discovery," says C. O. Eldridge, of Empire, Ga. "I have used New Discovery for seven years, and I know it is the best remedy on earth for coughs and colds, croup, and all throat and lung troubles. My children are subject to croup, but New Discovery quickly relieves every attack." Known the world over as the king of throat and lung remedies. Sold under guarantee at W. A. Kuykendall's drug store. 50c and $1. Trial bottle free.

A RARE CHANCE

I have a farm of 127 acres to sell; 70 acres in cultivation, 40 acres pasture; 11 acres timber; horses, cows, hogs, chickens, wagons, farm implements; orchard and good buildings. $48 per acre. Four miles from depot; good schools and neighborhood. Enquire at the Springfield Hotel, Springfield, Or. tf

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Newland's Shirt Waist Offerings

The Sale Begins Monday Morning Jan. 6th

Huudreds of New 1908 Styles, Very Neat and Pretty

The Low Prices Insist on Your Coming

These beautiful waists go on sale Monday morning at these prices for the week or until sold out. Early buyers get best selections. We believe this to be one of the best offerings in new Shirtwaists ever made in Eugene or Lane county. We invite your inspection and comparison

Thirteen different styles—White Lawn and India Linon Waist. The very latest styles, some trimmed with lace and embroidey, some with long sleeve, open front, othes three-quarter sleeves, yoke effect. Many of these waist would be good values at $2.50 ..... **$1.48**

Four Other Styes at ... $1.98 | Five Styles at each ... $2.48
Another Lot at ..... $2.25 | Two Different styles at $2.98

Every Lady That buys one of these waists any day during the sale which runs all week, will be given a silk fan as a souvenir worth 25c

DANIEL FROHMAN

PRESENTS

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Greatest Living Violinist

Eugene Theatre
Friday, Jan. 10

PRICES:-

Box Seats	$2.50
Lower Floor—1st four rows	$1.50
Next seven rows	$2.00
Last four rows	$1.50
Balcony—1st two rows	$2.00
Balance Balcony	$1.50
Gallery	$1.00

Seat sale begins at Box Office, Monday, Jan. 6th. Out of town orders must be accompanied by remittances.

What Are You doing With Your Spare Cash?

Putting it away in a sock?
Putting it away in a bank?
Or are you just "blowing it in?" Take our advice and

Put it in Lots in Blair Street Addition

THE SOCK SAVING PLAN IS ALL RIGHT, IF SOMEONE DOESN'T STEAL THE SOCK. THE BANKS ARE ALL RIGHT, TOO, AND THEY WILL PAY YOU 4 TO 5 PER CENT INTEREST, WHICH IS VERY GOOD; BUT AN INVESTMENT IN BLAIR STREET ADDITION WITH ITS NATURAL BEAUTY AND SUPERIOR LOCATION, WILL ACTUALLY MAKE YOU FROM 50 TO 100 PER CENT IN A YEAR OR TWO. YOU CAN BUY LOTS AND TRACTS THERE BY MAKING A SMALL CASH PAYMENT, AND, IF YOU LIKE, TAKE CARE OF THE BALANCE IN EASY MONTHLY PAYMENTS.

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