[illegible] carefully by the Committee of Ways and Means, and in their office we examined many assessment rolls, books and papers relative to the department and had personal and satisfactory interviews with them, all of whom rendered us every facility in our labors, and to whom we tender our cordial obligations. But in view of the great interest of the city in the matter of taxation, in the aggregate of officials, other than those mentioned, seemed to us remarkable.

The system and order displayed in the office of the Commissioners; the vigilance and care exercised in the assessment and description of property, and the manner in which maps and records are kept, is perfection itself, and worthy the highest commendation.

The Commissioners instruct their deputies to assess real estate at 60 per cent of fair value, and while they are charged with placing property on their books at even higher rates, we are fully convinced that the average rate does not come up to that figure.

The following significant facts are from the report of the Commissioners for 1873:

VALUE OF NEW BUILDINGS.

"The reports of the Superintendent of Buildings, on file in this office, embrace a period of two years and nine months, i. e., from the 3d of April, 1870, to the 31st of December, 1872.—From the report of 1871 and 1872, (p. 83) the estimated cost of new buildings proposed to be erected, from April, 1870, to April, 1872, was $76,226,439, and of the alterations in buildings, for the same period, $6,116,615.

"By the report of the Superintendent for 1872, (p. 31.) it appears that the estimated cost of new buildings proposed to be erected, from the 5th of April to the 31st of December, 1872, was $21,244,330, and the alterations during the same period, were estimated a $2,788,379. This gives a total for the two years and nine months of $103,075,763. Now, add to the above sum $76,226,439, as estimate covering the time from the 1st of January to the 3d April, 1870, for three months which the report does not furnish, say $9,470,745, and it gives "A total estimated cost of improvements for the 3 years of $118,546,478

Increase in assessed valuations during same year 94,590,305

Cost of improvements exceed increased assessment in three last years, $23,956,173

"The increase in the assessed value, it will be seen, is less than eighty per cent. of the cost of improvements."

Of the Nineteenth ward, in the same report, the Commissioners say:

"For more than two miles, what is at present the finest elegant avenue of the city, stretches through it. Within its limits capitalists discovered the potentiality of acquiring wealth beyond the wildest dreams of avarice. The advance in value of its lots has been so such as to almost paralyze for the time the efforts of the Assessor to keep pace with it. Many of the owners themselves have doubted the actuality and permanence of the constantly increasing prices."

The valuation of lots in the upper portion of the city seems fabulous, but there only a certain number which can not be increased, and prices are governed by the common rule of "supply and demand." Persons of wealth from all parts of the country, who desires to make New York their home, seem willing to avail themselves of an opportunity to purchase, and deem themselves fortunate that they have been able to find a location to gratify pride and taste, even at the apparent exorbitant price.

In some of the upper wards many acres of city lots are assessed by the acre, and we note the following assessments, leave the full value of ratio of assessment to those best qualified to give an opinion:

Eleven acres, between 178th and 179th streets in assessed $35,000; 18 acres, $60,000; 36 acres, $150,000; 24 acres, with three story house, $75,000; 41 acres, with house, $25,000; 12½ acres, with three houses, $45,000; 24 acres, $10,000; and 16½ acres, with house, $20,000; 16½ acres, between 168th and 170th streets, with house, assessed $20,000; 17 acres, between 170th and 172d streets, with house, assessed $45,000.

We are credibly informed that the property above named, with much more in the same vicinity, is valued by the owners at five to ten times the amount of assessment.

On the other hand, real estate in some of the lower wards has declined in value, and is doubtless assessed at a rate nearer that adopted by the Commissioners than property up-town; yet, even here, we learned of some real estate, of which the annual rentals amounted to over 60 per cent. of the assessed value.

DOWN TOWN ASSESSMENTS.

"Commercial life, as well as social life, has its fashions. The dry goods trade once had its home in Pearl and Pine streets, and Hanover square, in the First ward; thence it went to the Second ward; thence to the Fifth ward, and now largely to the Eighth ward. The hat, the fur, the jewelry and other trades have been even more erratic in their migrations. Values of real estate have been largely affected by each movement of that character, and it has frequently occurred that the owner of property, on Front, Water, Pearl, Stone, South William, Greenwich, Washington, Dey, Vesey and many other streets, has been suddenly aroused, by the results of an auctioneer, made under favorable circumstances, to the fact that his property was assessed for ten or twenty per cent. more than he can sell it for. Such discoveries force a reduction of assessed values. Yet, for 1873, it is probably true that the assessments upon property below Canal street are ten to fifteen per cent. higher than those upon property above Fortieth street, allowing both to be placed upon the market upon the same terms and conditions."

The commissioners in the same report make the following allusion to the

STATE EQUALIZATION.

"The very great disparity between the rate of valuation in New York, and in nearly all the other counties in the State, is well understood. It has for many years furnished a just ground for complaint and remonstrance. The State Board of Equalization has not hitherto responded to such remonstrance with a proper regard to the equity of the case. In the month of June, the Board of State Assessors spent many hours in examining the records of this department, and in hearing the statements of the Commissioners in reference thereto, and they are in possession of facts which, it is hoped, will enable them to obtain, in the State Board of Equalization, something approximating a fair apportionment of the general assessment in this State for this city."

Notwithstanding the sentiment above expressed to be honestly entertained and hoped by a large number of the tax payers of this city, we note that with the adoption of a rule of strict and thorough assessment in one town would permit, and doubtless would enable us to do SAME justice.

Thus, all that we are able to gather, taking the large and rapidly increasing wealth of the city, and contrasting it with the hesitation in many parts of the State, in assessing property at its full value, we are constrained to believe that the Assessors in many parts of the State, in order to prevent the payment of taxes, do not do so when they should, and we are constrained to believe that the Board of Equalization, in its decisions, does not do so when it should, to the injury of the State outside the city.

We, therefore, feel justified in having recommended to the State Board of Equalization, that, for the year 1873, the city and county of New York be equalized at its assessed value.

FACTS GIVEN—THE LAW.

We have given a plain and simple statement of some of the facts which have come to our knowledge. The fact, that real estate is unduly and onerously taxed, as compared with all kinds of personal property, has so pressed upon us, as to force us to the conclusion that some relief should be granted. The income derived from real estate is much less in proportion to its value, especially in the rural districts, than from personal, while the amount required to protect the real, or enforce its due use, is much less than the personal.

It is safe to say, that the majority of farms yield less than five per cent. of their value, while much personal property aggregated in insurance, trust, safe deposit and other companies and banks, pay semi-annual dividends of five per cent. over and above all taxes and expenses, and accumulate large sums in surplus or dividends, far beyond seven per cent. Instead of exempting all personal property from taxation, as has been proposed, we find a very general feeling, we may say a demand, outside of the larger cities, that some system of taxation, either by license or other mode, s all be devised to release the real estate from the burden now so onerous. Much can be done in that direction, with our present law, if the proper means are used to enforce it.

It is not so much the tax that frightens the property owner, as the mark of tax. The person who gets but seven per cent. for his money, claims, and with some reason, that he can ill afford to pay one-half thereof for taxes.

Were all property assessed at full value, the rate would be reduced from three per cent. to, perhaps one-half of one per cent., and the inducement to avoid the assessor no longer exists.

We venture the prediction that if real estate were assessed at full value in 1873, the rate of tax would be so much reduced that the amount of assessed personal property would be doubled in the State the next year, with comparatively little attempt at evasion.

The law is clear, broad and positive. It says the term land shall be construed to include the land itself all buildings, and other articles erected upon or affixed to the same, all trees and underwood growing thereon, and all mines, mineral quarries, and fossils, in and under the same, except mines belonging to the State.

PERSONAL ESTATE

Is defined to include all household furniture money, goods, chattels, debts due from solvent debtors, whether on account, contract, note, bond or mortgage; public stocks, and stocks in moneyed corporations. They shall also be construed to include such portion of the capital of incorporated companies, liable to taxation on this capital, as shall not be invested in real estate.

The statute also provides that all real and personal estate liable to taxation shall be estimated and assessed by the assessors at its full and true value, as they would appraise the same in payment of a just debt from a solvent debtor.

Here, then is the law. If it was enforced the burden of taxation would fall equally upon all having property liable to assessment; but, as it is now everywhere disregarded, taxation is unequal, unjust and oppressive. STEPHEN G. HADLEY,
JAMES A. BIRDSO,
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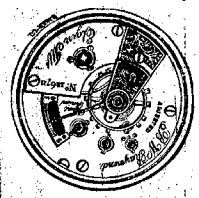

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Seventy-one Years of Age.

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Mr. Stevens—Dear Sir: I am seventy-one years of age; have suffered many years with Kidney Complaint, weakness in my back and stomach. I was induced by friends to try Vegetine, and I think it the best medicine for weakness of the Kidneys I ever used. I have tried many remedies for this complaint, and never found so much relief as from the Vegetine. It strengthens and invigorates the whole system. Many of my acquaintance have taken it, and I believe it to be good for all the complaints for which it is recommended.

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My daughter has received great benefit from the use of Vegetine. Her declining health was a source of great anxiety to all her friends. A few bottles of the Vegetine restored health, strength and appetite. N. H. TILDEN,

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Recommend it Heartily.

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The properties of DR. WALKER'S VINEGAR BITTERS are Aperient, Diaphoretic, Carminative, Nutritious, Laxative, Diuretic, Sedative, Counter-Irritant, Sudorific, Alterative, and Anti-Bilious.

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No Person can take these Bitters according to directions, and remain long unwell, provided their bones are not destroyed by mineral poison or other means, and vital organs wasted beyond repair.

Bilious, Remittent, and Intermittent Fevers, which are so prevalent in the valleys of our great rivers throughout the United States, especially those of the Mississippi, Ohio, Missouri, Illinois, Tennessee, Cumberland, Arkansas, Red, Colorado, Brazos, Rio Grande, Pearl, Alabama, Mobile, Savannah, Roanoke, James, and many others, with their vast tributaries, throughout our entire country during the Summer and Autumn, and remarkably so during seasons of unusual heat and dryness, are invariably uncompanded by calomel or drastic purgatives. Thousands of the stomach and liver, and other abdominal viscera. In their treatment, a purgative, exerting a powerful influence upon these various organs, is essentially necessary. There is no cathartic for the purpose equal to Dr. J. WALKER'S VINEGAR BITTERS, as they will speedily remove the dark colored fecal matter with which the bowels are loaded, at the same time stimulating the secretions of the liver, and generally restoring the healthy functions of the digestive organs.

Fortify the body against disease by purifying all its fluids with VINEGAR BITTERS. No epidemic can take hold of a system thus fortified.

Dyspepsia or Indigestion, Headache, Pain in the Shoulders, Coughs, Tightness of the Chest, Dizziness, Sour Eructations of the Stomach, Bad Taste in the Mouth, Bilious Attacks, Palpitation of the Heart, Inflammation of the Lungs, Pain in the regions of the Kidneys, and a hundred other painful symptoms, are the offspring of Dyspepsia. One bottle will prove a better guarantee of its merits than a lengthy advertisement.

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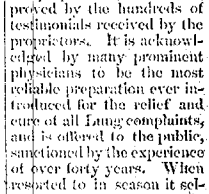

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I would respectfully inform the citizens of this place and surrounding country, that I have permanently located in the village of Andover, and am now prepared to give Medical Treatment to all kinds of Sick Stock. Having had Several Years

PRACTICAL EXPERIENCE

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Calls in the country promptly attended to.—Charges Reasonable. Residence, with Israel Dillon, on Pleasant Avenue.

M. W. HAYDEN
Veterinary Surgeon.

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THE GREAT REMEDY FOR

CONSUMPTION

which can be cured by a timely resort to this standard preparation, as has been proved by the hundreds of testimonials received by the proprietors. It is acknowledged by many prominent physicians to be the most reliable preparation ever introduced for the relief and cure of all Lung complaints, and is offered to the public, sanctioned by the experience of over forty years. When resorted to in season it seldom fails to effect a speedy cure in the most severe cases of Coughs, Bronchitis, Croup, Whooping Cough, Influenza, Asthma, Colds, Sore Throat, Pains or Soreness in the Chest and Side, Liver Complaint, Bleeding at the Lungs, &c. Wistar's Balsam does not dry up a Cough, and leave the cause behind, as is the case with most preparations, but it loosens and cleanses the lungs, and allays irritation, thus removing the cause of the complaint.

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SETH W. FOWLE & SONS, Boston Mass.

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Is widely known as one of the most effectual remedies ever discovered for cleansing the system and purifying the blood. It has stood the test of years, with a constantly growing reputation, based on its intrinsic virtues, and sustained by its remarkable cures. So mild as to be safe and beneficial to children, and yet so searching as to effectually purge out the great corruptions of the blood, such as the scrofulous and syphilitic contamination. Impurities or diseases that have lurked in the system for years soon yield to this powerful antidote, and disappear. Hence its wonderful cures, many of which are publicly known, of Scrofula, and all scrofulous diseases, Ulcers, Eruptions, and eruptive disorders of the skin, Tumors, Blotches, Boils, Pimples, Pustules, Sores, St. Anthony's Fire, Rose or Erysipelas, Tetter, Salt Rheum, Scald Head, Ringworm, and internal Ulcerations of the Uterus, Stomach, and Liver. It also cures other complaints, to which it would not seem especially adapted, such as Dropsy, Dyspepsia, Fits, Neuralgia, Heart Disease, Female Weakness, Debility, and Leucorrhœa, when they are manifestations of the scrofulous poisons.

It is an excellent restorer of health and strength in the Spring. By renewing the appetite and vigor of the digestive organs, it dissipates the depression and listless languor of the season. Even where no disorder appears, people feel better, and live longer, for cleansing the blood. The system moves on with renewed vigor and a new lease of life.

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which defies comparison for Purity and Sweetness of Tone, Durability, and Workmanship. It is no new thing, but has been in use throughout the United States for Twenty-Seven Years, and is unauthorized at the

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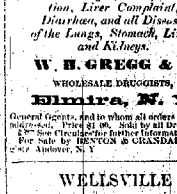

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THE subscriber would inform the people of Allegany county that he is a practical Marble Workers, Sculptors, and Designers of twenty years experience, and will keep on hand and manufacture to order

GRANITE, FREESTONE, AND ITALIAN

MONUMENTS,

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STENCIL PLATES CUT TO ORDER.

I am confident that no person in want of marble work will go away without purchasing if I favor him with a call. His facilities are such that he can sell five per cent. cheaper than other dealers in this vicinity. The patronage of the people of Allegany and Potter counties is respectfully solicited. 11tf

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I will send a pair of Blue Bows Spectacles to any address on the receipt of 28 cents, which is the cost of sending a pair of spectacles by registered letter, to the person wishing will say whether or not they have ever worn spectacles, and how long worn. This will enable those who wish a pair of Rock Crystal Spectacles to get at the precise number desired, by viewing a number with the same shape of rim, and stating to me about how far off it can be seen most distinctly, as I take the name of the person and number of the spectacles. See Optical Notice in another column.

J. C. POTTER, Optician.

Alfred, N. Y. 26w26

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The advertiser having had his health restored by a simple remedy, after suffering several years with a severe lung affection, and that dread disease, Consumption, is anxious to make known to his fellow sufferers the means of cure. To all who desire it, he will send a copy of the prescription (free of charge), with the directions for preparing and using the same, which they will find a sure cure for Consumption, Asthma, Bronchitis, and Throat Affections. Parties wishing the prescription will please address

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