

TAXED ACCORDING TO ABILITY TO PRODUCE

The Revaluation Act in Harmony With the Rules Suggested by Farmers' Union

At a recent meeting in Greensboro the State Farmers' Union past the following resolution:

"We ask the Legislature to amend the Revaluation Act and that all property be assessed according to its ability to produce an income, and its position to give it a value."

With interpretations that will make instant appeal to every thoughtful farmer, this is precisely what the Revaluation Act does. It taxes all property according to its fair market value—profit and pleasure. When a man parts with his hard-earned cash for a piece of property he does it because of the profit or the pleasure he expects to get in return. The market value of any piece of property, real or personal, is fixed by the fact that it is already yielded, or in the opinion of the public can be made to yield, or by the pleasure the owner will afford.

Below I give some illustrations of how these rules work, for illustrations are always better than arguments:

1. A. invests \$10,000 in Ford passenger cars and trucks and goes into the business of carrying goods and passengers for hire. He makes \$2,000 a year net on his investment. B. pays \$10,000 for a silver-mounted, velvet upholstered Pierce-Arrow touring car. He pays out his \$10,000 for the pleasure he expects to get out of the car. He never dreams of making any money out of it, but, on the other hand, it costs him \$2,000 a year to run the car and keep it in good repair. Should the Fords be taxed at their fair market value because they pay 20 per cent on the investment, and the Pierce-Arrow be exempted from taxation because it involves a loss of 20 per cent on the investment?

2. A. builds ten houses for rent at a total cost of \$50,000. He rents the houses for \$500 each and they yield him 10 per cent on his investment. B. builds a \$50,000 residence. It pays no income and never could be rented to pay any reasonable income on the investment, for people who are able to pay \$5,000 a year for a house to live in live in their own homes. Should the ten rented houses be taxed for what they are fairly worth on the market and the \$50,000 mansion be taxed free because it never can pay an income?

3. There is a hunting club in North Carolina that owns 17,000 acres of land. It yields no income. On the other hand, it costs the members of that club seven thousand dollars a year to keep it up. This land has a fair market value based on two things: (1st) what some other men are willing to pay for it as a hunting club; (2d) what men believe could be made out of it as a farming proposition. The land surrounding the club lands are farming lands, and have a market value determined by what men believe they can be made to produce. Should the farm lands be taxed at their market value, and the hunting club lands be exempted because they yield no income?

4. A man in the city of Raleigh bought a house and lot. In the rear of the lot purchased was a vacant lot. The man bought this lot because he did not want anybody to live behind him. He paid \$2,000 for it. It never will yield an income, but should the vacant lot be tax free on this account? I think these illustrations will serve to show that it would never do to base tax values solely on what income property either does or can be made to produce. The amount of pleasure and satisfaction that the ownership of the property will afford is a real element of value.

Again when there is no consideration of pleasure and satisfaction, and we consider income only, the market value is and of right ought to be determined, not by what the property is actually producing, but by the judgment of the public as to what it can be made to produce, and this is what actually does determine market value determined by what the value. Illustration:

1. In a certain city in this State a man owned a large block of property that under the old law was on the tax books at \$25,000. It did not yield him a fair income on that value and in its present condition never could be made to yield an income on \$25,000, but the man was offered a certified check for \$375,000 for this property, and refused to take it. Enterprising citizens offered this money because they believed they could take the property, build apartment houses and office buildings on it a cost of more than one million dollars and make it pay a fair dividend on the investment. Should this property stay on the tax books at \$25,000 or at \$375,000?

2. In a certain county in the State there is a man who owns 10,000 acres of land. It is on the tax books under the old law at from eight to ten dollars an acre, and it does not pay a reasonable income upon this tax value. But all over that county there are men who are willing to pay for this land from seventy-five to one hundred dollars per acre because they believe that they can take the land and make it pay income on the investment. The man will not sell. Should this land stay on the tax books at eight or ten dollars an acre, or should it go on the tax books at from seventy-five to one hundred dollars an acre, which the farmers in that county are able, and willing, and anxious to pay?

3. A few years ago in a certain county there were two cotton mills. They had practically the same equipment in buildings and machinery, worth approximately \$200,000. One paid from the beginning a handsome dividend, the other lost money, and finally went into the hands of a receiver. Should the building and machinery of the successful mill be taxed at \$200,000 and the buildings and machinery of the unsuccessful mill be taxed free because it paid no income? It is a wise policy to penalize success and award failure?

4. Jones inherited 200 acres of land. On it he eked out an existence. Finally Smith came along and bought from Jones one-half of this land and paid him one hundred dollars an acre for it. He paid \$1,000 in cash and

BURKE BEAUTIES



Photo by Webb
ISBEL DAVIS
Daughter of Mr. and Mrs. W. I. Davis

gave his note payable \$1,000 a year for nine years. Smith went to work. He rotated his crops, he used improved farm machinery, and in four years on that hundred acres he made enough clear money to take up the \$9,000 outstanding against it. Jenkins comes along and, seeing what Smith has done, offers Jones one hundred dollars an acre for the other half of the land. Jones refuses to take it. Should the farm of Smith be taxed at a hundred dollars per acre because it pays a handsome income on that investment, and the farm of Jones be taxed at ten dollars per acre because it pays no income at all?

Let me repeat, that the market value of land is fixed by what it is now producing or by what the public believes it can be made to produce.

This increase in the productive power of the lands of North Carolina explains the steady rise in the market value of these lands. In 1909 the crops produced on the lands in North Carolina were worth one hundred and forty-two millions of dollars. These values have steadily increased. In 1915 they amounted to two hundred and two millions; in 1916 to four hundred and seventeen millions; in 1918, five hundred and thirty-seven millions; in 1919, six hundred and eighty-three millions. In 1910 North Carolina was the twenty-second State in the Union in the value of its farm products; in 1919 it was the fourth State in the Union. In nine years we passed eighteen States in the value of the products of our farms. It would be a miracle if this increase in the value of the products was not reflected in the market value of the lands.

GREAT OPPORTUNITIES IN NAVY

Mr. J. H. West, navy recruiting officer from Asheville while in Morganton last week stated that the young men of this section are overlooking a splendid opportunity when they do not investigate what the navy has to offer them in return for a two year enlistment. The navy with its good pay, healthy life, opportunities for travel and education has always been an attractive proposition for young red-blooded Americans and they have always been quick to take advantage of it. Few people are familiar with what the navy is doing for the young men of this country. The mission of the new navy is to train and educate men and send them back to civil life better equipped to earn a good living. The man may not stay with the navy but the training is sure to stay with the man. A man may enter the navy and learn most any trade that he desires during his enlistment. The navy maintains trade schools for the instruction of men who desire to learn a trade. Practically every mechanical trade is taught. The aviation mechanic's school at Great Lakes, Ill. is open to ambitious young men and men who take up aviation may learn any trade that is connected with aviation and after one enlistment return to civil life as an expert mechanic ready to take up work in that line at high wages. The following schools are open at this time for men who have had no experience in a trade but wish to learn one; blacksmith school, carpenter, painter and shipfitting. All of the other schools are open to men who have a slight knowledge of the trade they wish to learn. The navy is now the school of the nation and is literally living up to its slogan "The Greatest School On Earth." Men interested in advancing themselves are cordially invited to call and talk it over with the navy recruiting officer No. 4 Pack Square, Asheville, N. C. or write to the same address for further information. The ages for enlistment in the navy is 18 to 35.

Dollars and Cents.

Counting it in dollars and cents, how much did that last cold cost you? A man may not always stop work when he has a cold, but perhaps it would be better if he did. It takes about ten days to get completely rid of a cold under the usual treatment. That time can be much shortened by taking Chamberlain's Cough Remedy and proper care of yourself; in fact, a bottle of this remedy in the house is a mighty good investment during the winter and spring months.

It isn't the long life alone that makes people like the Overland "4," it is the best car of its class in the world. Standard Motor Co.

BRIEF NEWS ITEMS FROM OVER BURKE

(Continued from first page)

F. Garrou; commissioners, Messrs. J. M. Brinkley, Henry Clot, J. P. Rostan, Louis Bounous, John Long. The officers hold office until May 3rd when a general election will be held and the citizens of the incorporation will elect mayor and commissioners who will hold office for one year. On May 3rd, 1922, the second election will be held and on that date the mayor and commission chosen will hold office for two years. All good moves have some opposition, so had the incorporation of the town, but the opposition was so weak that it did not feel able to send a representative to Raleigh to give reasons why the village of Valdese should not be incorporated. We now bespeak their support and hearty cooperation in the boosting of the town in all things, for the betterment of the community.

Mr. John Pons, Mr. Onezime Pons and Master Henry Bouchard were visitors at Statesville Monday.

Mr. Albert Garrou made a business trip to Raleigh the 17th, returning the 18th.

Mrs. Emily Dale is spending a few weeks with her father and mother, Mr. and Mrs. John Long. Mr. Deal came to Valdese with his wife, but has returned to Norfolk, where he is employed in the ship yards.

Mr. John Ribet arrived in Valdese last Saturday. Mr. Ribet brings his bride of several weeks to his father's home where they are spending their honeymoon.

Mr. Ernest Ribet is spending a few days with his parents in Valdese.

Mr. Henry Guigo, who is employed by the Laurel River Lumber Co. at Runion, spent the week-end here.

BRIDGEWATER.

Influenza is quite prevalent in our little village—twenty-five or more cases reported. These are several cases in the families of Mrs. Minnie Anthony, Mr. and Mrs. Victory Epley and family, Mrs. Caleb Gibbs, Mr. and Mrs. Will Hemphill, Mr. Tom McGalliard and family, Mr. Abner Seals, Miss Virginia Ballengee, Miss Cleone Ballew, the families of both Mr. Lawrence and Ed Jarrett and Mrs. Beverly Boyd.

Miss Bessie Ballew, who had the misfortune of getting her ankle broken in an automobile accident in Winston-Salem a few weeks ago, and who has been in the hospital at that place, returned home Wednesday and is doing nicely.

Mr. Sam Blackburn moved his family to Jallapa, S. C., where he is engaged in saw mill work.

Mr. George Hunter left last week for Studley, Va., where he is engaged in bridge construction work.

Mr. Winslow Ballew has accepted a position at Newbury, S. C.

Miss Pinkie Tate returned last week from Granite Falls, where she was called to nurse her sister, Mrs. Homer Robinson, her husband and two children, who had influenza.

Mr. J. U. Ballew, of Asheville, visited at the home of Mr. John Ballew last week.

Mrs. Caleb Gibbs, of Muddy Creek, who had been suffering with an inflamed eye caused from a particle of dust or other small object, went to Morganton Thursday to have it removed.

Mrs. Bob Avery of Morganton, was called home last week to nurse her mother and father, Mr. and Mrs. Will Hemphill, who were quite sick with influenza.

Mr. A. P. Hunter is spending some time at Glenwood, where he is building a house on his farm near that place.

Mr. Ralph Abernethy, of Hickory, has been here for several days burning brick.

Mr. Bynum Hemphill has returned from Dante, Va.

Mrs. Jay Ballew visited her brother, Harry Hunter, in McDowell hospital at Marion last week. Mr. Hunter is a brakeman on the Southern Railway and was found unconscious on top of his train after passing through one of the tunnels on the mountain, supposed to have been struck on the head by a boulder, which fractured his skull. He was slightly improved at last report.

Miss Zelda Yelton, who has been teaching near Rutherfordton and who has been at her home on Muddy creek suffering with influenza, is able to be out again.

We are glad to see Mr. "Bany" Mangum, of Route 1, able to be out again after having been so sick with smallpox.

Miss Lillian Hunter has accepted a position as teacher in the new school building of the Clinchfield mills at Marion.

Mrs. J. K. Middleton visited her aunt, Mrs. Sue Riddle, at Clinch Cross, last week.

Messrs. J. W. Ballew and Collett Benfield made a business trip to Marion Thursday.

We are sorry to learn of Dr. B. L. Long's illness at Glen Alpine.

Mrs. Charlie Conley, who has been visiting her father, Mr. L. A. Causby, returned Saturday to her home in Carlisle, S. C., Mr. Causby accompanying her home on a short visit.

CHESTERFIELD.

Mr. C. H. Smith, of Smokey Creek, spent Wednesday and Thursday in this section on business.

Mrs. R. K. Kincaid, after visiting her daughter, Mrs. Will McGalliard, near Lenoir, returned home Saturday.

Mr. H. M. Conley and Miss Addie Conley attended the funeral of their sister, Mrs. A. H. Giles, at Marion, Thursday.

Miss Effie Williams, who has been at Morganton for some time, is at home now.

Mrs. Alice Whitener and son, Mr. Russell Whitener, of Catawba county, were guests Friday night of the former's sister, Mrs. E. B. Hood. They came to Morganton to buy a car.

Little Miss Lois Sides, of Antioch has been spending some time with her grandparents, Mr. and Mrs. G. M. Arney.

Master Elbert Powell spent Saturday in Morganton.

Master Lynn Baird, of Antioch, (Continued on eighth page)

CARD OF THANKS.

We take this means of expressing to our friends and neighbors our deep feeling of gratitude and appreciation for kindness and sympathy shown us during our recent affliction.

W. A. SPENCER AND FAMILY.

Triple Springs gives Overland "4" 130 inch spring base. Standard Motor Co.

If you are interested in rooms, lodging, meals, you can call on J. L. ANDERSON.

The Overland Light Four is making some really new automobile history. Standard Motor Co.

NEGLECTING THAT GOLD OR COUGH?

Why, when Dr. King's New Discovery so promptly checks it

IT'S natural you don't want to be careless and let that old cold or cough drag on or that new attack develop seriously. Not when you can get such a proved successful remedy as Dr. King's New Discovery. Cold, cough, gripe, croup does not resist this standard reliever very long. Its quality is as high today as it always has been—and it's been growing steadily in popularity for more than fifty years. 60c. and \$1.20 a bottle at all druggists. Give it a trial.

Constipated? Here's Relief

Not that often harmful, always violent and temporary help that comes from harsh purgatives, but the comfortable, gratifying, corrective regulation of stubborn bowels so pronounced in Dr. King's New Life Pills.

Tonic in action, they promote free bile flow, stir up the lazy, thoroughly but gently cleanse the system of waste matter and fermenting foods, and give you keen zest for hard work and healthful recreation. All druggists—25 cents.

TO AUTO OWNERS!

We will be ready for business about March 10 to Doctor your Sick Tires

We have employed a man to take charge of our plant who has had several years experience, and has just returned from the Good Year Tire & Rubber Co. with a diploma in vulcanizing. In addition to this we have purchased the Western Plant, which is the best available. Soliciting your business.

LANE TIRE & VULCANIZING CO.

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1,500,000,000 Miles of Evidence

Statisticians calculate that Maxwell cars the world over traveled 1,500,000,000 miles last year. What a gigantic test of gears, bearings, axles, crankshafts, and the 3,000 other pieces of steel in a Maxwell car!

Had these metals shown a single chronic weakness their makers would have suffered a far-reaching penalty.

Instead these 1,500,000,000 test miles—equal to 57,000 times around the equator—put a great premium on the Maxwell.

So great that it is becoming more and more difficult each day to get a Maxwell.

To fill this ever-growing and friendly demand for Maxwell, 100,000 are being built this year, bringing the total of Maxwells now in use on the road to 400,000. The 100,000 will fall far short.

Possibly 40,000 persons will have to purchase a second choice car.

To be sure of your first choice see the Post-War Maxwell without delay.

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