

# Noah D. Alper's Brief Cases

## ALBERTA GOVERNMENT MAY CHANGE TAX ASSESSMENTS

The provincial government is considering changing over from assessment of land and buildings to land alone. This announcement was made by Fred Colburne, Minister of Public Affairs, who recently visited Southfield, Michigan, with other government officials, to study the results of the former assessment policy there. Mr. Colburne, quoted in The (Edmonton) Journal, said in the U.S. "they assess at 100 percent of land and 100 percent of buildings, which discourages people from maintaining and improving their properties." Alberta presently assesses for municipal tax purposes at 100 percent of land and 60 percent of buildings. This marginal difference, he believes, accounts for the fact that Canadian cities have fewer slums than U.S. cities.

## PRINCE OF GIVE-AWAYS

When the U.S. Department of Justice called plans of the Federal Communication Commission burdensome and too restrictive of CATV (Cable television), a St. Louis Globe-Democrat editorial stated justice urges that if the question of unfair competition is considered the FCC should also take into consideration the fact that the FCC turns over the publicly owned spectrum at no charge to broadcasters and allows its use at nominal charges.

This points up one of the most flagrant give-aways of natural public revenue. Literally billions could be collected publicly for use of airways communication. Yet this is as a matchstick to a large tree, if we consider the total natural public revenue that can be ours by the proper competitive marketing of access to all such resources of nature. Combined with the added spending and investing power this would leave in the hands of the people by untaxing man-created products and services, and the reward to labor and providers of capital, the true wonder of free private enterprise would be revealed.

## MAKING IT BIG

A young tycoon in Kansas City, Morgan Maxfield, recently paid \$35,000 to charter a 747 to take civic and business leaders to see the Apollo moon blast-off. He could afford this festive airlift because he set out ten years ago to make more money in a decade than most men make in four, and he did it by learning the real estate business.

On an early investment of \$500 he netted a profit of \$211,000, and he was on his way. Having noticed that the U.S. would spend \$41 billion criss-crossing the continent with highways, he reasoned this meant land values would change and he decided to get in the way of progress.

## HOPE FOR NEW CONSTRUCTION

The St. Louis assessor has announced a plan to spur development in the city by freezing existing real estate assessments (on land and improvements) and reducing by half the assessments on new construction. Present assessments on new construction are 30 to 40 percent of market value. This would be halved and there would be no increase in assessments for additions to homes, businesses and industries valued at up to half the present assessment. As reported in the St. Louis Globe-Democrat the proposal would assure a homeowner that he could add a family room or bedroom to his house without having his property tax bill hiked.

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To tax the community for the advantage of a class is not protection; it is plunder.  
Benjamin Disraeli