Most Valuable. Real Estate in City as Determined by Assessment.

HEART OF THE RETAIL TRABE DISTRICT

Farnam, Douglas, Fifteenth and Sixteenth Streets Bound the Square that is Valued Highest on Books for Taxation.

A recent inquiry from the east propounded the question: "Which is the most valuable business block in Omaha?"

It is presumed that the value of the land within a single city square is meant and not the aggregate worth of the ground and the buildings upon it. So assuming real estate men and the taxing authorities agree that the block bounded by Farnam, Douglas, Fifteenth and Sixteenth streets is the most valuable tract of its size in Omaha. It is assessed the highest, so far as land is concerned, on the books of both the city and county, and real estate men unanimously pronounce this conclusion correct. They say that the square is virtually the business heart of the city because every side of it presents a stretch of the very best business frontage for retail purposes. The total city assessment of land and buildings for 1906 is \$1,171,500. Of this amount \$770,000 is apportioned to the lots and \$401,000 to the structures.

Both the city and councy assessors place . a higher aggregate value on the block just by the good book. west above Sixteenth street, but this is due to the fact that it contains the ten-sery New York Life building, assessed at \$500,000, bringing the total up to \$1,212,500, to which at least \$190,000 should be added to make up for deductions on account of the semireligious purpose for which part of the The lots in the block are held to be worth \$552,000 and the improvements at \$760,500, being one of the few downtown blocks on which the buildings are worth more than the land. This block, ther fore, taking all it contains into consideration, is the most valuable one in Omaha according to the assessments.

The county assessments are somewhat higher than the city. County Assessor Reed says that a fair selling valuation for the block between Farnam and Douglas and east of Sixteenth sircet would be \$1,500,000. He is positive in declaring it to be the most expensive square of land in

Uncle Sam's Magnificent Property. All blocks, however, are put in the shade by the federal building block, which is

held to be worth \$1,875,000 by the government, the lots having cost \$400,000 and the magnificent structure upon them \$1,475,000. Nothing is allowed for depreciation because of extras placed in the building not included in this total. The lots were bought in 18.0 at an admittedly extravagant sum. Were they to be assessed today the valuation would run between \$300,000 and \$400,000, however. The federal building square is an amusing story in which the main figure one block south of the New York Life is Henry Norman, the British journalist. building block, and like both the others

has a front on Sixteenth street. The block between Farnam and Douglas streets from Fourteenth to Fifteenth has on it by the city, the land being put in for \$589,000; that between Farnam and Harney from Sixteenth to Seventeenth ing a small bell from his street is held for taxing purposes at \$696,000, Mr. Norman as follows: the land being considered at \$517,500. The block east of Sixteenth between Farnam and Harney streets is down for \$717,000, tional Press club of Washington I am declare too low because the northwest corper, occupied by a drug store and a shoe store, is not worth less than \$200,000. This corner, in the opinion of many, is the most valuable full-sized corner lot in the city.

Contents of the Block. as having the great land value, the three- overwhelmed. With respect to this gift, is owned by Lew W. Hill and brings him a the embarrassment of the moment, for we monthly rental of \$1,000. The forty-four newspaper men are notoriously poor speakfeet west has a three-story building on it, ers, has made a mistake, for he has, as you pany. It is assessed at \$69,000 and is New York Herald. owned by the John Quincy Adams estate of Massachusetts. The next forty-four feet is in the name of Emily J. Briggs and is assessed at \$66,000, having a three-story of the submarine torpedo boat Simon Lake brick on it. The property next to it is X. Mr. Foster M. Voorhees, former goverowned by Benjamin F. Smith and is as- nor of New Jersey, told this story on a dissessed \$500 higher because of an extra tinguished Virginian: half foot. To the west is a twenty-one building in front and a saloon on the alley, greeted him with this query; the whole property being assessed at \$32,000. The corner lot on Sixteenth street is split in two, the east thirty-three feet being Virginian. owned by Clara M. Wyman and assessed, with the building on it, at \$60,000. The corner is occupied by the Brown building, two?" five stories high. The land is appraised by the city at \$85,000, making it the highest assessed bit of ground in the city for its size, and the building at \$50,000.

On Farnam street the two full lots under the Paxton building, which is owned by the opinion of you!"-Denver Republican. ston Ground Rent company, are assessed \$200,000, and the building at \$175,000. The wchants hotel is owned by Lew W. Hill, the whole property being valued at \$105,000, of which \$70,000 is for the land. The corner lot, 88x66 feet in size, is in the name of four two-story buildings, the lots being den jumped up excitedly. agreemed at \$85,000 and the structures at \$20,000. Behind them on Fifteenth street is he cried. a twenty-two-foot lot owned by Harriet Lacy and assessed at \$17,000 for the land chair. and \$4.000 for the building, and the lot of George T. Mills, the assessments being hat." -- San Antonio Express. \$18,000 and \$4,000 respectively. Only two buildings on this block are of

recent, modern construction, and only three are more than three stories high. The most theatrical manager who met the repreof them will be torn down before long, as sentative of an opera company. they must give way to more pretentious structures capable of yielding greater rev- you play at Roanoke visit the Hotel In-

Another Valuable Block. In the square between Farnam and Douglas and west of Sixteenth street, J. L. the or Brandels & Sons own all of the north half week." of the block with the exception of fortyfour feet in the name of Mrs. Elizabeth Dufrene, for which they have a ninety-nineyear lease. On this tract the firm will erect \$750,000 department store building in the near future, having frontage on Sixteenth. Douglas and Seventeenth streets. For the full corner lot occupied by the Young Men's Christian association \$300,000 was paid. The land under the New York Life building is estimated to be worth \$110,000; that under he Fred L. Ames building occupied by the People's store, \$88,000, and the building at \$87,000, while the corner lot, 74x66 feet in size, is assessed at \$75,000, and the Commer- friend of mine in Seima. We sat in the cial National bank on it at a like figure. dining room and from the kitchen came a It is the New York Life building that dreadful scratching sound.

brings the aggregate value of this square RICHEST BLOCK IN OMAHA up, despite the row of flats and residences

on the northwest corner. The block north, on which is the Boston store and Hayden Broa, is very valuable. but does not rank among the highest, because these two buildings and one other are about all the important structures it contains. The land on the west side, also, is out of the retail district current.

Although the construction of the Neville and Hoag and blocks further south on Sixteenth street, the Bennett store at Sixteenth and Harney, and the purchase of the corner, 133 feet square on Sixteenth and Howard, for \$110,000 for the new Young Men's Christian association building, show a trend to the south from Farnam street, the section north of Farnam still holds the lead as retail territory.

TERSELY TOLD TALES.

On Forbidden Ground. Here's one from Representative Kehoe of Kentucky:

"A debating society was formed in one of the counties of my district, and among the first questions debated was, 'Resolved, That the negroes have more cause for complaint than the Indians."

"It was stipulated the arguments should be confined to the United States. The first disputant on the affirmative opened with a speech to sustain his position, every word of which was listened to with close attention by the chairman. The disputant for the negative made a few remarks in answer, and then turned to the Bible and commenced reading passages for the purpose of proving that some of the points made by his opponent were not backed up

"The chairman stopped him with, 'Halt right where you are, Jim. Don't go any further. You have gone out of the United States for argument."-Nashville Banner.

A Confined Idea.

"When I was a boy," remarked T. E. Young Men's Christian association building Ryan of Waukesha, as he caught sight of some old patriarchs who sent him into the retrospective mood, "I went into the ciroult court room in Madison, where George B. Smith and I. S. Sloan, two of the greatest lawyers of their day, were trying a case as opponents. Mr. Sloan had a habit of puncturing his address to the court with the expression, 'Your honor, I have an idea.' The case had been dragging its weary length through the hours of a warm summer day, when Mr. Sloan said: Your honor, I have an idea-

"Mr. Smith sprang to his feet, assumed a dignified position, and with all solemnity imaginable said:

" 'May it please the court, I move that a writ of habeas corpus be issued by this court immediately to take the learned gentleman's idea out of solitary confinement.

"The judge smiled, the lawyers laughed, the spectators burst forth in a round of applause, and Mr. Sloan was effectively squeiched."—Milwaukee Sentinel.

Charles M. Pepper, the newspaper man who was appointed a commissioner on the Intercontinental Railway commission, tells Norman visited Washington a few years ago.

One evening just before the departure of the Britisher it was determined to put up a joke on him at the Press club. A M This gentleman arose in his seat and, taking a small bell from his pocket, addressed

"Sir, I have been designated by my fellow members to convey to you an expresinstructed to give you this ring."

As he uttered the word "ring" Mr. Decker rapped the bell smartly and placed it upon

the table. It was plainly to be seen that the Englishman was taken aback. After a good deal of hemming and hawing he replied: Beginning at the Pificenth and Douglas "Mr. Decker and Members of the Nastreet corner of the block agreed upon tional Press Club: Words fail me. I am story brick building occupied by Brown- which I am pleased to receive, I suppose ing-King company is assessed at \$115,600, that Mr. Decker, as was only natural in occupied by the Kilpatrick Dry Goods com- see, given me a bell instead of a ring!"-

Virginian and the Clock.

At the luncheon following the launching Herald.

The son of the Old Dominion had been out and one-half-foot lot owned by Abraham with the boys. As he softly opened the hall Martin. It has an old two-story brick door the melodious voice of his better half "What time is it?"

"It is early, my dear," responded the

spouse, "when the clock has just struck

"All right," said the Virginian, his voice thundering virtuous indignation. "All right! your's isn't." If you choose to take the word of a d-d Yankee clock against that of a Virginia gentleman you may do so, but I have my

Fashion Fooled.

Thomas Fogarty, the illustrator, was talking about modern fashions in dress. "It is hard to keep up with the fashions, he said. "They are certainly confusing. I remember one night in my boyhood at the Moses Williams et al, trustees, and has theater, a man in a rear seat all of a sud-" Down with that red umbrella in front,

"But his wife pulled him back into his

"'For mercy's sake, hush!' she whispered. equal size on the alley is in the name of That isn't an umbrella; it's a new winter

Reciprocity. Joseph Jefferson tells the story of

"Mr. Purcifal," said the manager, "when ner at 50 cents a plate."

"Thank you for the suggestion," replied the other, gratefully. "We play there next

"How is this?" demanded Mr. Purcifal a week later, examining his bill. "I am charged 75 cents a plate, while the Oriental High Stepper company, which played here last week, had to pay only 50 cents?" "My friend," retorted the land ord, con vincingly, "those other people charged me manded 75 cents."-New York Times.

Senator Pettus of Alabama was writing with a noisy, spluttering pen. Laying the pen down, he smiled and said: "Once I was spending the evening with a

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'what is that scratching in the kitchen? It must be the dog trying to get in.' 'Huh!' said Marcha, 'dat's no dawg scratchin' de do'. Dat's de cook a-wri.in' a died this morning.' love letter to her honeysuckle." "-Boston

The Strenuous Life. A negro hack driver in Washington was

driving along the street when he elecountered a funeral. A long line of coaches was behind a hearse, which was moving along at a lively rate. The negro was superstitious and did not want to cross besion. He tried to drive around in front of ing line." the hearse, but could not make sufficient speed. After driving alongside the hearse for two blocks the negro called out to the driver: "Say, boss, hold up an' let me go past. My passenger is in a hurry and

A Just Claim.

George Grossmith, the English comedian, tells of a super who went to the manager of a successful play after it had been havbeen playing my part for 100 consecutive nights with the utmost zeal and care. Don't you think I should have a raise?" 'What part do you play?" asked the manager. "I am in the third act, sir," replied the actor, apparently astonished at the question. "I have to stake £30 in the gambling scene." "Your claim is just," replied the manager. "Beginning tonight you may

An Explanation.

"We were bounding along," said a recent traveler on a local South African single line railway, "at the rate of about seven miles an hour, and the whole train was shaking terribly. I expected every moment to see my bones protruding through my skin. Passengers were rolling from one end nery. The landlord serves a splendid din- of the car to the other. I held on firmly to my seat. Presently we settled down a bit quieter; at least I could keep my hat on, and my teeth didn't chatter.

"There was a quiet looking man opposite me. I looked up with a ghastly smile, wishing to appear cheerful, and said:

'We are going a bit smoother, I sea.' "'Yes,' he said; 'we're off the track now.' "-Kansas City Independent.

Officeseekers on the Spot. "I had heard a good deal about the hustling ways of westerners," remarked Lincoln J. Steffens, whose graphic stories on the way certain western political machines are was not until I called on the governor

other sections of the country are in com-

parison. My interview was interrupted by

"'Martha,' said my friend to the maid, ernor aside and audibly inquiring if it were true that Colonel Somebody, president of the Irrigation board, was dead. "'He is,' was the reply. 'The colonel

"'Well, governor,' continued the citizen I dislike to exhibit any unseemly haste in the matter, but I very much desire to make application for appointment as his succes-

"As near as I could make it out," concluded Mr. Steffens, "The governor, courteously motioning his caller toward an anteroom, informed him that it would be nectween the carriages in the fune at proces- essary for him to take his place in a wait-

Good Men to Lean On. About the third or fourth visit which

Judge Parker made to New York during the late campaign, he sent for Mayor Mc-Ciellan. The mayor responded promptly, and was with the candidate five or ten minutes. He had not been long at his office in the city hall before he learned that Comptroller Grout had also been called to the Hotel Seville, where he remained about ing a long London run and demanded a as long as did the mayor. The announce raise of salary. "Sir," he said, "I have ment was made that Judge Parker had asked both officials to speak for him during the campaign, and that both had consented. In the afternoon McClellan met Grout and there was some talk about the calls they had made upon the judge. "He wanted me to speak in New Jersey. sald McClellan.

"He wanted me to speak in Connecticut,"

said Grout. As both gentlemen have New York political aspirations they, of course, preferred not to go outside the state. As they gazed at each other with meaning looks, the mayor, in an earnest manner, asked the comptroller:

was elected you were the kind of a man he would like to lean on?" "Did he say that to you, too?" almost shouted Grout.

"Grout, did he tell you that in cause he

And then they both laughed.-Washing-

A Brief Shock.

Representative Dixon of Montana is telling of the experience of a young eastern woman with one of his constituents. She left the train at a way station in eastern Montana one afternoon and asked the only man in sight how she could get to her destination, far out in the country. "You'll have to wait for the stage in the morning," said the man. "You can't get any ris here."

"But where am I to stop?" inquired the engineered are unique of their kind, "but the station, and I can't sleep on the floor." young woman. "There's nothing here but - recently that I realised how slow tion agent."

"Str!" she exclaimed. "I am a lady." "So's the station agent," said the mana somewhat excited citizen taking the gov- New York World-

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