Vacant Inside Property Goss on Market at Remunerative Figures.

APARTMENT HOUSE ERA DAWNS IN OMAHA

Rood's Venture on West Parana Street Believed to Be the Beginning of Extensive Operations in This Line.

An interesting development in the present real estate market is that of the sale of many large tracts of vacant property situated near the center of the city which have been held for many years by the agents of various estates and others. The cause is assigned to the present high prices prevailing for choice inside property and the fear that the conditions may change within a short time before the immense holdings can be disposed of advantageously at the present range of prices. Estates which have been held unimproved for years are now being placed on the market and exploited either as business prop. erties or an choice residence additions. Chief among the latter was the opening of the large estate of the late Herman Kountze last week for a new residence addition, to be known as Forest Hill Park, which is now being exploited by the D. V. Sholes company with great success. It is also interesting to note the many

vacant lots in the very heart of the business district of the city which have been sold within the last six months for the years in some instances, and the wisdom at a loss until the present prosperous realty conditions has enabled the holders to dispose of their holdings, either with a profit or without material loss.

The most important deal recorded during the last week from every viewpoint was type to be erected by Mr. Rood will soon that of fourteen lots on the east side of rear their walls. Nineteenth street between Mason and Pierce streets to the Chicago Great Western for use by the Ziegier Coal company of New York, Boston, Washington, Chicago Ziegler, Ill., of which Joseph Leiter of Chicago is manager. Negotiations for the property have been under way for some ime, but the deal met with considerable opposition on the part of many of the Apartments can be built and rented to still remains one lot in the tract to be ac-The houses will be removed and it is conextend its tracks in front of the new tract | will be of decorative brick and the entrance Mason and Pierce streets and form the ment house, but the location was deemed last part of a "pocket" for which the too desirable and the large structure was Great Western has been working for some decided upon. time. The railroad holdings in that vicinity now extend around nearly four entire blocks, with the western boundary on Nine-

large coal yards the sale will work to the property in the new and growing business but a mass meeting of members of the advantage of Omaha by placing the several home owners, whose properties were bought Harney and Leavenworth streets. The old Chambers' academy to discuss the for cash, in the market for new homes, and several are now seeking investment Eighteenth street was sold for \$7,000 to M. subject to steady growth for some time along that line with the funds secured by Tatel and J. Katelman, who bought for and is on such a basis that it is believed the sale of their homes to the Great West-

Rood of Benson at the northwest corner of house, which will probably be torn down Thirty-eighth and Farman streets, for to make way for a modern building to be

TIMELY REAL ESTATE TALK Spring Activity in Building Shows Omaha's Steady Material Progress port. In Great Britain the per capita in-

Charles Stelger has sold his house and

lot on Fourteenth street between William

Mary C. Beaton has sold her home at

The residence of the late C. B. Horton

former superintendent of the Western

Inion Telegraph company, at Thirty-ninch

was begun early last week under the favor-

able weather conditions prevailing and the

excavations for the large basement are now

large force of workmen changing the land-

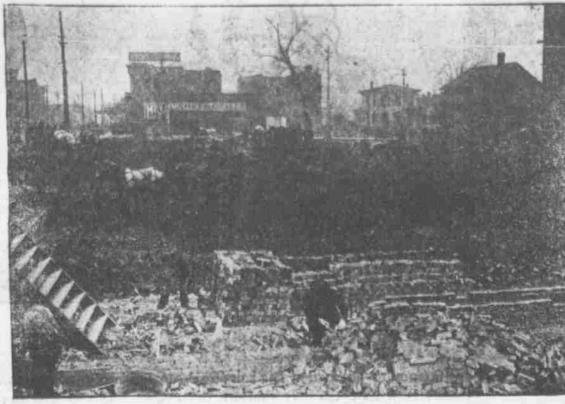
Pope Receives Mrs. McCormick.

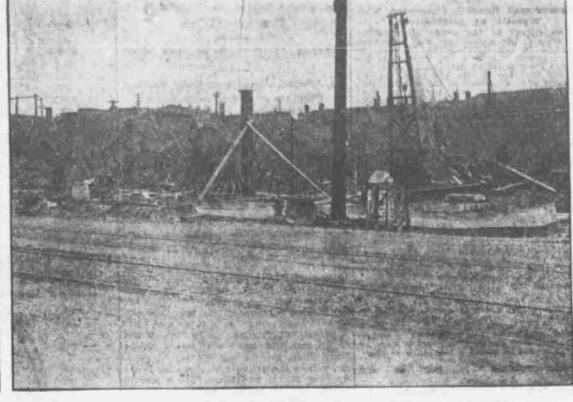
ROME, March El-The pope today re-

McCormick, wife of the ex-American am-

and Davenport streets, has been sold

for \$4,250 to Jennie A. Roberts,





SHIMER & CHASE APARTMENT HOUSE AT NINETEENTH AND HARNEY.

purpose of their improvement by the erec. P. A. Henninger, a belated era of building the same vicinity, that at the southeast modern home for C. H. Norton at the end tion of substantial buildings. Such lots of this character will apparently be wit- corner of Twentieth street and St. Mary's of the Benson car line by Creedon & Sons. have been held patiently for at least thirty nessed, as several smaller apartment avenue, has been sold for the insurance The improvements will cost over \$4,500, as houses are in process of construction and it company by Mr. Kennedy for \$8,500. Two it is necessary to install a private system of such action is not patent by the alacrity is possible that the example in investment frame houses are on the large corner lot, of water works at considerable cost. with which they have been snapped up, to set by Mr. Rood will be followed. The which was bought by Samuel Ravits and the material profit of the owners. In some large cities of the east are filled with large will be held by him for speculative purcases, however, such property was bought and expensive apartment houses of the poses. Such activity in real estate in the in the old "boom" days and has been held type to be built by Mr. Rood and, it is section of the city in which the two sales and Hickory streets to Adam J. Sloup for RAPID ADVANCE IN RICHES IN FOUR YEARS authoratively reported, prove substantial were consummated by Mr. Kennedy has \$3,500. investments as well as being material em- been apparent for some time, as it is the bellishment to the cities. The conservatism | firm belief of many that the business cenmanifest in Omaha has retarded the growth of the city along the lines of apartment house construction, but it is to be hoped that many other apartments of the

The multiplicity of apartment houses in and like cities has done much to solv the rental problem as to limited supply of homes within moderate means, which is now such a crucial question in Omaha capacity at a moderate rental and return quired. The fourteen lots have a frontage The apartment house of Mr. Rood is to of 700 feet on Nineteenth street and are contain six apartments on each floor, or occupied by small houses and one store. thirty-six in all, with the seventh floor for sidered probable that immense cost yards be devoted to storage rooms, as in all moduse as a dining room. The basement will will be established by the Ziegier com- ern apartments, and the appointments as pany, which thus obtains its first foothold to elevator service, interior finish and confor business in this section. Trackage venience will be of the latest design. The facilities for the new coal yards will be exterior of the brick building, which will most convenient, as the Great Western will be reinforced by steel columns and beams. and connect with the present freight depot will probably be of pretentious design or at Leavenworth street, providing the aid the Farnam street side. The lot on which of the city council can be secured to close the new apartment house is to be erected Nineteenth street to traffic. The lots ac- was bought last fall by Mr. Rood, who then quired occupy the whole block between contemplated building a four-story apart-

Through the efforts of Alfred C. Kennedy the real estate holdings in Omaha of the Northwestern Mutual Insurance With the erection of the proposed \$125,000 the last few years. The lot is 88x97 feet in inadequate quarters for some time. apartment house of seven stories for E. S. and is occupied by an old two-story frame which plans are being drawn by Architect used for business purposes. Another lot in

or of the city trends toward that neighorhood since the erection and proposed cullding of several large and expensive ulldings west of Sixteenth street.

The automobile industry of the city will on be confined to one district, if plans through the D. V. Sholes company for \$7,600 to a citizen in the western part of re consummated by H. E. Fredrickson the state, who will soon remove to Omaha for the erection of a large garage on leased round near Twentieth and Farnam streets. he business of Mr. Fredrickson has grown structure, containing eight rooms. such an extent in his present quarters Fifteenth street and Capital avenue that apansion is absolutely necessary. The roposed garage will be of reinforced con rete construction and thoroughly fireproof and will be within a few blocks of the carages of several of the most important ntomobile dealers.

An Important sale during the last week as that by J. H. Dumont & Son of the ome of Mrs. Fanny Reichenberg at 217 outh Thirty-seventh street to a wealthy nker of Lexington, E. M. F. Leffang. r \$16,000. Mr. Leflang intends to remove Omaha and will occupy the property ar s residence. The lot on which the two tory frame house is located is 60x165 feet and is directly opposite the home of G. W. Wattles in the choice West Parnam street residence district. Mrs. Reichenberg has rented a temporary home, but will build

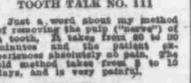
A movement is in progress among the Christian Scientists of the city for the crection of a fine church on the lot recently bought by the church at Twenty-fourth In addition to the establishment of the the recent sale of two valuable pieces of definite in the premises has been attained, treet, between church will be held tomorrow evening a home of Dr. Hans P. Jensen at 725 South The membership of the church has been investment. The property was acquired by the building project could be carried the insurance company some time ago and through successfully, and its necessity is has materially enhanced in value during unquestioned, as the members have met

> E. D. Patton, the hardware merchant at | Fifteenth streets. teenth and Binney streets and Sherman avenue near Wirt street, resepectively. D L. Morgan has taken out a permit to raise his house at the corner of Sherman avenue and Lotrop street to make a double

Prospects for a new and thoroughly equipped hospital in Omaha are favorable, if a site is donated by some philanthropic person to promoters from western lows. A costly building will be erected if a tract of sufficient size, location and general adaptability is secured by the persons who have had several conferences with Omaha. citizens relative to the project. The movement is an outgrowth of the present Presbyterian hospital, although the new hospital would have no connection whatever with the present hospital, but funds for its erection would come almost entirely from persons of Presbyterian faith. A site was offered for the purpose by Dr. S. D. Mercer, but was reluctantly rejected on account of the proscribed area, and negotiations are now under way for another tract of land in the northwestern section

The contract for building a two-story St. Louis brick flat on his lot at Twenty-sixth and California streets has been let by John P. Moore to P. J. Creedon & Sons and will cost about \$7,000. Two apartments of six rooms each are contemplated and the entire building will be finished in hard oak. with all modern improvements. Plans have been prepared by P. J. Creedon & Sons for a two-story frame residence for Harry A. sale on a lot at Thirty-sixth street and Lafayette avenue at a cost of \$3,500. Plans have also been drawn for an eight-room

DENTISTRY



WEALTH, DEBT AND TAXES decade 1800 to 1800 as is shown for the pre-

ureau of the Census Gives Out Figures Called for by Congress.

Debt of United States and Forty-second street and Lafayette avenue Net Divisions Amounts to Nearly Three Billions of Dellars.

WASHINGTON, March 23 .- The Bureau of the Census has just published the special report on Wenlth, Debt and Taxation, authorized by congress in the act estaband occupy the residence. The lot is 50x155 lishing the permanent census office. This feet and the house is a two-story frame report consists of four parts: I. Valuation of Wealth; II. Public Indebtedness; III. Taxathan and Revenue Systems, and IV. Active work on the new Cohn building Governmental Expenditures and Revenues. The greater portion of the statistics presonted are for the fluent year 1902, the exceptions being those of the receipts and nearly completed. An interested throng has syments of cities containing over 8,000 and een in constant attendance, watching the less than 25,300 inhabitants, which are for 1933, and those of national wealth which are for 1900 and 1804. The compilation of the I scape. The specifications for the building proper have been completed by Architect tables was conducted under the direction John Latenser and the contract for its erec. of Mr. L. G. Powers, chief statistician, The on will be awarded during the latter part statistics are accompanied with a digest of the revenue laws of the states and terthe direction of Dr. Carl C. Plehn, associate professor of the University of California VALUATION OF NATIONAL WEALTH setved in private audience Mrs. Robert S. The estimated values for 1900 do not show as great a percentage of increase for the

decade 1890 to 1900 as is snown for the predepressed period 1893 to 1895 was undoubt- follows:

С¥	timate	s of	national	wealth:	1850 to 1904:
0	*******		*********		T,185,780,225
ø	XII WYYYY		**********	STREET,	16,159,616,068
0	(curre	ncy	values).		30,065,518,507
0					24.954,814,806
ō.	MITTERS.	FR + X P. 4		OCCUPANT FOR SOIL	43,542,000,000
0	Accesso		**********		
ö.	*******			**********	88,517,306,778
4	· verience			OFFICE PROPERTY.	107, 104, 192, 410
-					ge premlum

Omitting the decade 1860 to 1870-a period marked by lessened productivity due to the ravoges of the civil war, and by a loss in values due to the emancipation of slaveshe annual increase of wealth per family has been quite uniform from 1860 to 1904. That incerase for the decade 1850 to 1860 was \$180; for the twenty years, 1870 to 1850, \$184, and from 1890 to 1904, \$182.

and 1904 are as foll	ows:	o Years 1900
form of Wealth.	1904.	1900.
Total	\$107,104,192,410	\$88,517,306,775
Real property and improvements taxed	55,510,228,067	46,824,839,224
improvements ex- empt	6,831,244,570 4,073,791,735	

and machinery... Manufacturing mad and silver 1,998,603,363 1,677,379,823 Railroads and their Street rallways, Street railways. Telegraph 227,400,000 Telephone SYBnipping and ca-

846,459,904 Privately owned Privately owned central electric 275,000,000 562,851,105 1,899,379,652 Manufactured products 7,409,291,668 Mining products.
Ciothing and personal adornments
Furniture, car-2,500,000,000 2,000,000,000 riages and kin-dred property... 5,750,000,000 4,880,000,00

IN PUBLIC INDEBTEDNESS. The public debt of the United States to ensidered by the census to include that of the national government, states, territories and municipalities, the last term including counties (or parishes) and all districts, irrigation districts, poor districts, school districts, etc.

The tables include statistics of public in plans drawn for their homes near Eigh- knowledge of the plains and mountains wife and two children, a son and daughter, and for Hawali and Porto Rico and are for the fiscal year designated 1902. By this term is meant that fiscal year of each civil division which most nearly corresponds to whose fiscal year ends June 30, thus including exactly one-half of two calendar years, the figures for the year ending June 30, 1903, are presented. To the foregoing rule a few exceptions are noted in the

tables. The following table presents a summary of the total and per capita net public in debtedness of continental United States for the fiscal years 1870, 1880, 1890 and 1902. The indebtedness of the United States govern ment is its gross indebtedness less cash in the treasury; that of all other governments is the gross debt less sinking fund assets:

Much of this section is devoted to s digest of taxation and revenue systems in use in the several states and territories. In this section are given a summary by states and territories of the assessed valuation of property subject to the general property or ad valorem tax from the census years 1800 to 1902, inclusive; a summary of the general property or ad valorem taxes levied in the several census years from 1990 to 1902, and the per capita tax levies and tax rates for the same years. The assessed valuation of property sub-

debtedness of all classes, national and local, was 3.90 times that of the United States; in France, 4.58; and in Italy, 2.36. If ac-

count be taken of the national wealth, it

is found that the ability of the countries to meet their indebtedness is expressed by the following figures: In the United States

the total debt is \$2.55 for each \$100 of national wealth; in Great Britain it is \$10.50; in France, \$14.25; and in Italy, \$17.38.

III-TAXATION AND REVENUE SYS-

TEMS.

lect to ad valorem taxation has increased from 1850 to the present time, but it has not kept pace with the increase in the actual national wealth.

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SW.			Michigan.	dece.	. \$ 6.	024, 885,1	XX
10	****** ******				. 10	084,560,4	XX
	ency basis)					178,856,1	
79 (gold	basis)					,405,606,	
50	** *******					,188,P05,	
90	*** *********	41.41		*****		478,178,4	
92	COTTON AND		11.550	*****	- 35	389,316,1	550
seed to the	or there seem	200			6 Big	Issanos	440

faster than population has often been noted by students of public taxation. The relation between tax levies and wealth has not been as generally observed. One of the tables of the census report-that showing, 1830 to 1909 the period 1900 to 1904 recorded value of all property, levies of ad valorem an advance in hational wealth which has taxes, and tax rates per \$100 of estimated no parallel in the history of the country true value for 1880, 1880 and 1805-throws except in the decade 1850 to 1860. This ad- great light upon this phase of the question. vance resulted from many causes, of which | The totals for continental United States, as the reaction from the low prices of the given in the above mentioned table, are as

YEAR.		Estimated	Levies of	Tax rate	
		true value	ad va-	per \$100 of	
		of all	lorem	estimated	
		property.	taxes.	true value.	
1902 1890 1890		\$97,810,749,880 65,087,091,197 48,642,000,000	471,365,140		

The calculated tax rate based upon the census estimate of true value shows an increase for twenty-two years of only 2 cents on \$100 of the estimated true value of the country, or about 3 per cent. IV. GOVERNMENT EXPENDITURES

AND REVENUES. The fourth part of the report is devoted to statistics and a discussion of governmental expenditures and revenues.

In the fiscal period covered by this report the revenue receipts of the national, state, nd municipal governments were, exclusive f duplications, \$1,709,136,540; the correspondpayments for expenditures were \$1,-04,330,960. These figures show that, taking the country as a whole, the revenue recipts were for expenditures, or, stated in ther terms, the net indebtedness of the country was slightly less at the close than the beginning of the year. In the case f the national government, states and teritories, and countles the receipts exceeded he payments, and at the close of the year ices governments had smaller net in-749,775,970 del. cdness than at the beginning. In the case of minor civil divisions, and especially 3,297,754,180 2,541,046,633 the large cities, the situation was reversed and the payments for expenditures exceeded the revenue receipts, causing an in-9,085,782,000 crease in net indebtedness.

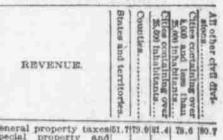
Revenue receipts of states and territories counties, and minor civil divisions aggregated \$1,107,569,242. Of this amount, \$694,-211,650,000 629,818, or 84.4 per cent, were classed as from 400,324,000 general revenues; and \$172,969,426, or 15.6 per cent, were classed as from commercial

537,549,478 The relative importance of the principal general revenue receipts of state and municipal governments may be seen from the following exhibit, which gives, by geographic divisions, the per cent of all 402,618,658 receipts from general revenues formed by each principal class of receipts from the

REVENUE.	the division.	He division.	division	division	wision	The last owner was a
General property	1		1	115	1	۱

General property taxes 75.674.766.880.688.877.1 Special property and business taxes 6.711.6 3.8 4.0 1.6 1.0 Poll taxes 1.8 0.8 4.5 1.4 5.4 1.4 Eduor licenses 5.9 6.6 4.2 6.2 3.8 5.1 Other licenses and permits of the second sec grants 6.5 4.313.9 4.613.811.0 Donations and gifts, 0.8 0.4 0.1 0.4 0.8 0.1

The different branches of government re-Mr. Neese and Mr. Rhump are having preserves of the west, and his intimate friend in his death. He is survived by his debtedness for continental United States ceive quite different portions of their revenues receipts from the several classes of general revenue mentioned above. This is shown in the following table, which gives, for states and territories and for other the calendar year of 1902. For governments civil divisions, the percentage of the total general revenue receipts formed by each principal class of such receipts:



	Total.				Per Capita,			
	1002.	1890,	1880,	1870.	1900.	1890.	1850.	1870.
Total	\$2,789,990,120	\$1,989,112,842	\$3,042,005,595	23,100,846,714	\$85.50	\$31.76	800.60	\$82.99
stional govern- ment	925,611,637	851,912,758	1,010,320,748	2,281,100,966	12.77	13.60	88,27	60.46
ories unties ities, villages,	204,968,870 156,564,619			252,866,666 187,885,540	2.89 2,50	5.87 2.32	5.48 2.47	9.18 4.87
ownships, pre- pinets, etc hool districts	*1,887,816,976 †46,188,615				17.65 0.59	11.88	14.00	28.55

t including all school district debt except that of cities, towns, villages and boroughs having a population of \$,000 or over in 1200,

† Combined debt and per capita for 1800 of all cities, villages, townships, precincts,

In 1803 the annual interest charge on the public debt of continental United States is shown to have been approximately \$115.236,-558, or an annual payment of \$1.48 for each individual, Of this interest charge, the amounts on specified classes of debt were an follows: National Government

The average rate of interest on the funded debt of states and municipalities was 4.1 per cent, The rutes for the various divisions of the states and territories were as follows:

Fines and foresta..... 0.5 1.2 1.3 2.0 1.0 subventions and constant and state of the constant and constant an *Less than one-testh of 1 per cent.

Pelice Confirm Marvin Rumor,

PORTSMOUTH, England, March 28.-Inquiries made here today confirm the statement telegraphed from Washington last 8.6 per cent night that the American consular agent 1.2 per cont here, John Main, and the local pelice were 1.6 per cent in receipt of information which they keps in 1.5 per pent may lead to the recovery of the kidnaped Data relating to the public debt of the 4-year-old sen of Dr. Herace M. Marvin principal nations of the globe are given as ef Kitts Hammook, Del.

Policy O. K. Company O. K. Applicant?

STANDARD POLICY, is issued in accordance with the new INSURANCE LAW

of the STATE OF NEW YORK, covers every benefit and advantage which can propely be combined in a single contract of insurance.

THE EQUITABLE LIFE **ASSURANCE SOCIETY** Of the United States

PAUL MORTON, President. in consequence of its financial strength, and the conservatism and economy of its management, guarantees the prompt and complete fulfillment of every obligation under

this policy. But what about you, who need insurance? Are you sure you can insurefAre you sure you will be alive and well when, next week or next month, you think of insuring? You don't leave your property unprotected against

loss by fire for even a day. Why leave your family unprotected for even an hour? For full particulars regarding the SOCIETY and the

H. D. NEELY, Manager for Nebraska 402-3-4-5 Merchants National Bank Building. . . . OMAHA WM. HENRY BROWN, Cashier

STANDARD POLICY, apply to the undersigned.



George M. Cooper, H. Fay Neely, General Agents, Omaha Joe Klein, Seneral Agt., Lincoln, Neb.





Henry A. Homan died at his home, 2017 made him an invaluabe adjunct to any Davenport street, shortly after midnight hunting party, and his services were in Wednesday, March 20, after an illness of constant demand by army officers and govand had been a resident of Omaha for hunting parties and expeditions. As such fifty-one years. He was a native of New Mr. Homan became the close personal York, being but a boy of 6 years when friend of General George Crook, General with his parents he came to Omaha. He Humphreys, General Stanton, Senator

One of Omaha's Pioneer Boys

several months. He was 58 years of age ernment officials as a mainger was a natural sportsman, and the pleni- Thurston and every other notable of the tude of game in and about Omaha in those west. In 1897 Mr. Homan accepted the early days gave the boy all the excitement position of deputy United States marshal

templation are those of Alvin Kass and the "bull whacker" and "mule-skinner" word for him." El Lancaster on their respective lots on was the real character of the plains. Mr. Mr. Homan was generous and kind, and Sherman avenue north of Wirt street, and Homan's knowledge of the best hunting many a poor unfortunate has lost a true

in the hunting line that his heart could and served in that capacity with distindesire. This "call of the wild" was ever guished fidelity until December, 1905, when Considerable building will be done this present in Henry Homan's makeup and he he resigned. He was one of the most tenspring in Kountze Place, on the heights was a thorough sportsman up to the day der hearted of men, and he often acted as adjacent to Sherman avenue, and Hastings of his death. He early engaged in the the defender of some poor unfortunate & Heyden report the sale of many lots of livery and freighting business with his whom he was compelled to arrest, paytheir holdings in that vicinity. Houses are father in the old frame building which still ticularly when he felt that the unfortunate being built of all materials, but are gen- stands on Thirteenth street, across from did not have a fair show before the United erally of the two-story frame type. Mr. the St. James hotel. The old family home- States commissioner. He was frequently Scott is building a seven-room frame house stead was but a block farther away and is rebuked for this interference by the dison Sherman avenue south of Pinkney; still standing at the corner of Howard and trict attorney, and on one occasion, only a few years ago, Mr. Homan said: "Well, Twenty-ninth and Leavenworth streets, Freighting in the west was at its zenith maybe it isn't any of my business and is will soon start building a new home near during Henry Homan's early manhood, out of place for me to interfere, but I tell Sherman avenue and Emmet street; W. J. and he traversed the plains from Omaha you right here, I don't care enough for Sherman avenue and Emmet street; w. J. and he therefore to Dead- this dinky little office to see a poor devil cluding counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities, the last term including counties (or parishes) and all municipalities (or nue near Spencer street. Houses in con- van of prairie schooners, in the days when cause there is no one here to say a friendly towns, townships, boroughs, precincts, fire



HENRY A. HOMAN,