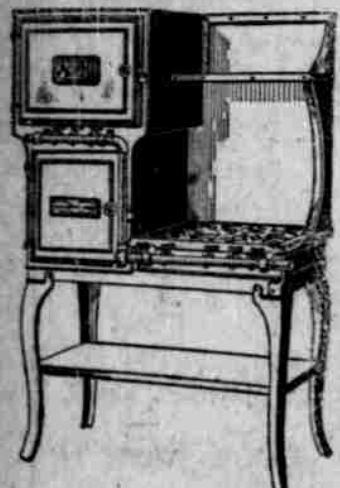


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FOURTH FLOOR.

TIMELY REAL ESTATE GOSSIP

Exchange Committee Finds it Hard to Price Buildings.

LODGES GO INTO REALTY GAME

Knights of Columbus Move to New Quarters and Will Erect Building While Seymour Camp, W. O. W., Takes Old.

The efficiency of the valuation committee of the Omaha Real Estate exchange is coming to be recognized by property owners, not only in Omaha, but in points far outside.

Every week more requests come in to the committee to estimate the value of various pieces of property. It is a difficult work, but the committee has become quite proficient in it. The matter of placing a price mark on a vacant lot in any portion of the city is comparatively easy for them. Estimating the value of buildings, however, is another task. At this, though, the local valuation experts are not making any harder work than the experts all over the country or all over the world, are making of it. It is a fact well recognized by real estate men, builders and private dealers in properties, that to estimate the value of a building one must take in so many things for consideration that the intricacies of the problem seldom can be ferreted out to a solvable basis or a basis from which an absolutely correct conclusion can be reached.

The prices on buildings, old and new, cannot be accurately placed. If a building is brilliantly planned, built well upon a good site all that can be said of it is that it may increase in value. In this case it usually increases in value despite the wear and tear of time.

But the fact remains that the majority of buildings are not so subject to such commendation. Most buildings decline in value and the natural depreciation is materially aided by faults of planning or construction, or both.

In estimating the value of a building, the committee must take into consideration among the first things, its lighting. The stupid arrangement of windows in a building, necessitating artificial lights, always means a demerit mark for that building. Its value always declines, and, in the majority of cases, declines rapidly, because, for one reason poor lighting suggests poor ventilation and poor ventilation poor health.

Another point is the penalty, or, not to be so blunt or extravagant, the economical view of the builder. It has been said that many buildings are so economically constructed that their value decreases until, by the time they are completed, they are not worth three-fourths of their cost.

As most people jump at the fancy of dress, there are some builders who rush in with their plans and specifications to erect a structure according to the latest architectural fashion. And like the fancy of dress, these buildings soon are out of style. Practical builders are those who seek to construct an edifice or house that will suit the purposes of its tenants, not only for today, but for a long time into the future.

These are some of the points the valuation committee of the exchange has to consider in arriving at a logical price for a building. One little point that is not so difficult to see, is the question of location or site. In building, one should ever remember that a structure should not be too good for its neighborhood and, on the other hand, a neighborhood should not be too good for the structure. Such a building always is a losing proposition.

Lynn Campbell, of the Byron Real company, has had a hard luck story for his friends this week. Preparations were made to open the new Elmwood View addition, Sixth and Pine streets, last Sunday. The company placed heavy advertisements in the newspapers, and announced that automobiles would meet prospective buyers at the end of the car line.

The automobiles were there, the beautiful lots were there—but it rained. Men stood on the grounds all day in accordance with the promises of the advertisements, but they could do nothing but swear at the weather man. The harder it rained, the harsher were their epithets, until, along in the afternoon came three venturesome prospective buyers. They were marched around in the rain on an inspection tour of the property while the agents were thinking dismal thoughts, such as "What's the use!"

But it was some use. Each of the three prospective buyers evolved into real "here's your money" purchasers on the spot, and everything was lovely.

Ten of the twenty-four lots in the new addition have been sold during the past week.

The lodges and fraternal organizations came very prominently before the eyes of the real estate dealers during the week.

The Knights of Columbus of Omaha council announced they are at home in permanent quarters near Twentieth and Dodge streets. They had purchased the property about a year ago.

In moving, the Knights left vacant the quarters in the Board of Trade building for Seymour Camp of the Woodmen of the World. Seymour Camp in new decorations, a new steel ceiling and illumination in preparing the exchange rooms, for use.

The Knights of Columbus, not being very active during the summer months, have taken out the partitions in the third story of the Monell house and will use it for their gatherings.

The club house will be on the main floor where there are five large rooms, a reception hall and several little ante-rooms. The floors are of hard wood, and the decorations of their new home are quite pretty.

Five large rooms and two baths are to be arranged on the second floor for the accommodation of members who wish to live there. The basement will be fitted for temporary billiard and pool rooms.

A second building in the rear to the south of the Monell house will be erected for use this fall when the activities of the order begin. The new building will be of brick and three stories high, and connection with the Monell house will be built with it.

The Knights intend to reproduce the famous swimming pool of the Chicago Athletic club. It will be placed in the ground floor of the new structure, measuring 25 by 45 feet.

The Park board is busy these days planting out something like 200 shrubs in the central parking on Woolworth avenue in the Field club district. These consist of barberry and low growing spruce. The board also is replacing some trees that are not up to the standard and filling in the gaps where trees are

NEBRASKA GETS A SOAKING

Rainfall Friday Night is General Over the Entire State.

HEAVY SNOWFALL IN WYOMING

Weather, However, Immediately Warms Up, So Little Damage is Done—Rain Great Help to the Farmers.

While it is generally conceded that it was not necessary to push the growing crop along toward maturity, nevertheless about all of Nebraska was visited by a drenching rain Friday afternoon and night. Reports to the railroads are to the effect that there was hardly a spot in the state that was not visited by rain.

The Burlington reports rains all over the lines in the southern part of the state and far down into Kansas. At Crete, the precipitation aggregated one and one-half inches. Central City, Fairmont, Harvard, Aurora, Holdrege, Republican City, Curtis and Clay Center each got an even inch, as well as the country for miles on either side of the lines. At Schuyler, Columbus, Seward, Ericson, Hastings, Kearney, Seneca and the country round about got from one-half to three-fourths of an inch, while out around Arapahoe the rainfall was from two to two and one-half inches.

All the way up the Missouri valley from the Kansas line to Sioux City, there was from one-fourth to an inch of rain, with the same amount of precipitation out into the country for miles on either side of the stream.

Along the Elkhorn valley, from Omaha to Long Pine, the Northwestern reports from one-half to an inch of rain, with much heavier in the Bonesteel country. Out in Wyoming, instead of rain, it was snow.

From Casper, west to Lander, the snowfall Friday afternoon and last night was from four to eighteen inches, being heaviest in the vicinity of Casper. This came on top of a ten-inch fall of the previous day. However, in that country it is warm today, at 7 o'clock this morning temperatures ranging from 40 to 60 degrees above zero.

Along the Union Pacific, there was rain all the way from Omaha to Julesburg, Colo., the range being from one-half to one inch, with two to two and one-half inches through western Kansas. Through Wyoming and Colorado, it snowed all last night, this morning the ground being covered by from four to eight inches of snow. It has warmed up and the snow is melting rapidly.

LIGHTNING HITS HOUSE OF HOPE—LITTLE DAMAGE

Lightning struck the old Colonel Burnham home at 940 North Twenty-seventh avenue yesterday, but did little damage except knocking off a dozen shingles and putting the telephone out of commission. This building is used by Rev. C. W. Savage in connection with the House of Hope, next door.

BUCHOLZ IS REPRIMANDED FOR SPEEDING WITH AUTO

W. H. Bucholz of the Omaha National bank was taken in Friday by Traffic Officers Emery and Wheeler for auto speeding, but was discharged in police court by Acting Magistrate Altstadt with a reprimand. E. W. Martin of 805 Florence boulevard was also dismissed, while R. C. Smith was fined \$12.50 and costs.

A Break for Liberty from Stomach, Liver and Kidney Trouble is Made when a 30c Box of Dr. King's New Life Pills is Bought. Why suffer For sale by Beaton Drug Co.

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Ornamental Shade Trees, hardy field grown Rose Bushes, 10c each. While surplus lasts.
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If so—guard against having your furniture scratched or probably broken by having us do your moving. Our large vans and experienced men will eliminate all cause for worry. Our many new devices for handling pianos and other large pieces of furniture make it possible for us to do moving in a much shorter length of time. If you are going to move it will be to your advantage to call us. We give the best possible service and it is always our endeavor to give absolute satisfaction.

PACKING AND SHIPPING
We have had 20 years' experience in the packing business and employ only the best experienced packers. If you are going to any point out of town, let us figure on your packing and shipping. We furnish all packing material at a reasonable price. Although we have the most modern facilities, our prices are low. We offer you the benefit of our experience.

Our Fireproof Storerooms Excel
If you are planning to go away for the summer on an extended trip, our fireproof storerooms offers the most satisfactory place for the safekeeping of your furniture. We have individual storage, which keeps each consignment of furniture separate. Our prices are reasonable and the service we render the best obtainable.

Omaha Van & Storage Co.
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May 5, 1912.

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Advertisers can cover Omaha with one newspaper.