



CHAPTER 1

THEORY OF THE FIRM AND THE MARKET

1.1 THE FIRM AS A DECISION-MAKING UNIT

1.2 THE FIRM AS A PRODUCTION UNIT

ASSESSMENT QUESTIONS

PROBLEMS

1920

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Municipal Assessment Valuations  
1929.

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Statistics of the assessment valuations of the various classes of municipalities throughout Canada have been compiled for each year since 1919. The Bureau presents herewith its annual bulletin dealing with the valuations covering the year 1929 which is the latest for which statistics are available.

The systems of assessment as between provinces are so diverse that much difficulty is experienced in procuring comparability. To overcome this trouble the Bureau consulted with municipal and provincial officers where any discrepancies were apparent, and the following notes will be found useful in connection with the tables.

In the province of Prince Edward Island there is no system of rural municipalities so that land valuations as estimated by provincial authorities are used. In New Brunswick there is no Municipal Affairs Department and though municipalities are required by law to make certain annual returns of assessment valuations and bonded debt to the government their annual returns are incomplete and strict comparability from year to year is impossible.

Ontario, Saskatchewan, Alberta and British Columbia are the only provinces separating land and building valuations, while personal property assessment is not recorded in Quebec, Ontario, Saskatchewan, Alberta or British Columbia. Income valuation is not shown in Alberta, British Columbia, Manitoba, Quebec or New Brunswick. The latest returns available for Deloraine, Manitoba, and Alberton, Prince Edward Island are for 1928.

The report is made up of two main tables, one showing a summary by provinces of the valuations of various classes of taxable properties, also exempted valuations, the other giving in detail valuations according to classes of municipalities.

The total taxable value of real property in Canada increased from \$6,028,012,649 in 1919 to \$8,202,728,986 in 1929. Personal property, which is only taxed in certain provinces increased from \$52,932,719 in 1919 to \$69,833,298 in 1929. Income, for the provinces in which it is taxed, increased from \$103,260,441 in 1919 to \$123,926,937 in 1929. Other taxable valuations which amounted to \$167,498,151 in 1919 increased to \$299,211,328 in 1929, while the valuation of property which is exempted from taxation increased from \$811,935,964 in 1919 to \$1,395,088,651 in 1929.

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Table 1.- Summary Statement showing Total Assessment Valuations of Municipalities,  
by Provinces for 1929.

Provinces	T a x a b l e V a l u a t i o n s							Exempted Property
	Taxable Real Property			Personal Property	Income	Other Taxable Valuations	Total Taxable Valuations	
	Land	Buildings	Total					
	\$	\$	\$	\$	\$	\$	\$	\$
Prince Edward Island	-	-	30,842,925	6,820,658	536,020	75,850	38,275,453	1,944,000
Nova Scotia 1/	not	separated	2/136,915,454	2/24,118,744	2/ 1,698,572	-	162,638,650	40,135,244
New Brunswick	-	-	158,569,642	28,597,163	not shown	-	187,166,805	not shown
Quebec	-	-	2,354,494,461	-	-	14,791,807	2,369,286,268	637,990,363
Ontario	1,291,803,654	1,383,517,323	2,675,320,977	-	119,218,961	219,323,197	3/3,013,863,135	488,724,668
Manitoba	not	separated	540,852,995	10,296,733	-	10,439,762	561,589,490	144,991,311 2/
Saskatchewan	974,028,206	109,745,019	1,083,773,225	-	2/ 2,473,384	45,599,072	1,131,845,681	not shown
Alberta 5/	454,224,514	107,405,626	561,630,140	-	-	8,981,640	570,611,780	-
British Columbia	307,514,698	352,814,469	660,329,167	-	-	-	660,329,167	81,303,065
Total all Provinces	-	-	2/8,202,728,986	2/69,833,298	2/123,926,937	299,211,328	8,695,606,429	1,395,088,651

1/ Personal Property and Income Assessments for cities are for Sydney, only.

2/ Includes \$94,120 exempted property, not separable.

3/ In addition, assessments for schools only were townships, \$2,730,538; towns and villages \$23,719,597; and cities \$92,401,140.

4/ \$256,400 is by Special Franchise.

5/ Local Improvement Districts not included.





Table 2.- Assessment Valuations According to Classes of Municipalities for 1929.

Provinces	Class of Municipality	Taxable Valuations						Total Taxable Valuations	Exempted Property
		Taxable Real Property			Personal Property	Income	Other Taxable Valuations		
		Land	Buildings	Total					
		\$	\$	\$	\$	\$	\$	\$	\$
Prince Edward Island	Cities	-	-	5,449,295	2,044,583	-	-	7,493,878	1,000,000
	Towns	-	-	3,072,105	1,631,075	-	75,850	4,779,030	944,000
	Rural Municipalities	-	-	22,321,525	3,145,000	536,020	-	26,002,545	-
Nova Scotia	Cities			53,942,960	1/ 2,382,500	1/ 570,700	-	56,896,160	34,494,925
	Towns	n o t	n o t	2/ 42,837,718	2/ 14,833,277	2/ 1,010,870	-	58,657,150	4,670,712
	Rural Municipalities	separated	separated	3/ 40,134,776	3/ 6,902,967	3/ 117,002	-	47,085,340	969,520
New Brunswick	Cities	-	-	51,379,150	10,013,258		-	61,392,408	
	Towns and villages	-	-	22,791,611	5,576,310	n o t	-	28,367,921	n o t
	Rural Municipalities	-	-	84,398,881	13,007,595	s h o w n	-	97,406,476	s h o w n
Quebec	Cities	-	-	1,639,295,771	-	-	6,129,828	1,645,425,599	465,808,723
	Towns	-	-	200,539,606	-	-	7,586,533	208,126,139	87,077,343
	Rural Municipalities	-	-	512,740,618	-	-	1,075,446	513,816,064	84,798,232
	Independent Rural Municipalities	-	-	1,918,466	-	-	-	1,918,466	306,065
Ontario	Cities	636,880,446	901,999,540	1,538,879,986	-	104,942,436	179,928,115	4/ 1,823,750,537	310,869,631
	Towns and Villages	109,286,483	240,395,603	349,682,086	-	10,351,039	31,446,377	4/ 391,479,502	74,822,095
	Rural Municipalities	545,636,725	241,122,180	786,758,905	-	3,925,486	7,948,705	4/ 798,633,096	103,032,942

1/ For Sydney, only. 2/ Town of Parrsboro includes \$24,715 exempted property, not separable.

3/ Municipality of Cumberland includes \$69,405 exempted property, not separable.

4/ In addition, assessments for schools only were townships \$2,730,538; towns and villages \$23,719,597; and cities \$92,401,140.





Table 2.- Assessment Valuations According to Classes of Municipalities for 1929 - Concluded

Provinces	Class of Municipality	T a x a b l e   V a l u a t i o n s							Exempted Property
		Taxable Real Property			Personal Property	Income	Other Taxable Valuations	Total Taxable Valuations	
		Land	Buildings	Total					
		\$	\$	\$	\$	\$	\$	\$	\$
Manitoba	Cities			260,576,915	242,585	-	9,534,007	270,353,507	57,555,944
	Towns	n o t	n o t	21,063,997	3,437,400	-	618,322	25,119,719	14,316,540
	Villages			4,833,321	712,630	-	64,085	5,614,036	1,144,378
	Rural Muni- cipalities	separated	separated	254,378,762	5,901,110	-	223,348	260,502,228	71,974,449
Saskatchewan	Cities	60,604,753	43,833,978	104,438,731		1/ 2,083,919	11,290,463	117,813,113	
	Towns	15,610,180	23,566,476	39,176,656		2/ 319,971	10,492,534	49,989,161	n o
	Villages	10,461,121	30,430,264	40,891,385		69,494	18,158,502	59,119,381	
	Summer Re- sort Villages	229,173	209,455	438,628	-	-	9,475	448,103	s h o w n
	Rural Muni- cipalities	887,122,979	11,704,846	898,827,825	-	-	5,648,098	904,475,923	
	Local Improve- ment Districts								
Alberta	Cities	77,439,784	66,452,571	143,892,355	-	-	2,522,980	146,415,335	-
	Towns	11,768,223	19,220,622	30,988,845	-	-	1,947,163	32,936,008	-
	Villages	5,230,198	12,484,983	17,715,181	-	-	1,287,539	19,002,720	-
	Rural Muni- cipalities	359,786,309	9,247,450	369,033,759	-	-	3,223,958	372,257,717	-
	Local Improve- ment Districts			n o t	r e c o r d e d				
British Columbia	Cities	236,212,708	273,828,988	510,041,696	-	-	-	510,041,696	49,325,982
	Villages	1,357,452	2,287,207	3,644,659	-	-	-	3,644,659	655,211
	Districts	69,944,538	76,698,274	146,642,812	-	-	-	146,642,812	31,321,872

1/ \$60,000 is by Special Franchise.

2/ \$196,400 is by Special Franchise.

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