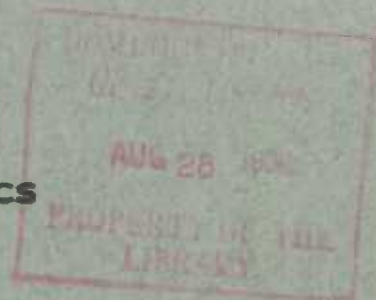


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CANADA
DOMINION BUREAU OF STATISTICS
FINANCE STATISTICS BRANCH



ASSESSMENT VALUATIONS
BY
PROVINCES
1934

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OTTAWA
1936

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DOMINION BUREAU OF STATISTICS - CANADA
FINANCE STATISTICS BRANCH

Dominion Statistician:	R. H. Coats, LL.D., F.R.S.C., F.S.S. (Hon.)
Chief, Finance Statistics Branch:	Colonel J. R. Munro

MUNICIPAL ASSESSMENT VALUATIONS, 1934.

The Dominion Bureau of Statistics has for some years past compiled bulletins dealing with Assessment Valuations from reports made by municipalities to the several provincial governments. The report herewith presented gives information covering the year 1934.

There is no uniformity of system as between municipalities in the basis of assessment, nor is there any comparability as between provinces in the presentation of their several reports on assessments. The Bureau, however, has consulted with provincial authorities where discrepancies appeared to be somewhat abnormal, and the tables shown represent the latest and most reliable information which it is possible to obtain under existing conditions.

With regard to exempted valuations such property is comprised mainly of government property (Dominion, Provincial and Municipal) as well as that of educational, charitable and religious institutions.

In the province of Prince Edward Island there is no system of rural municipalities and the land valuations are estimated by provincial government authorities. The urban valuations represent the City of Charlottetown and seven incorporated towns. In the case of Charlottetown, land valuations only are shown under taxable real property.

Land and building valuations are only shown separately for the provinces of Ontario, Saskatchewan, Alberta and British Columbia. Personal property assessment is not recorded in the provinces of Quebec, Ontario, Saskatchewan, Alberta and British Columbia, while income valuation is only shown for Ontario, Nova Scotia and Prince Edward Island.

Table 3 gives an historical record of valuations from 1919 to 1934. The fluctuations of values in the case of New Brunswick are due to incomplete returns from certain municipalities in the earlier years.

MUNICIPAL ASSESSMENT

Table 1. - Summary Statement showing Total Assessment

Provinces	T a x a b l e		
	Taxable Real Property		
	Land	Buildings	Total
	\$	\$	\$
Prince Edward Island	Not separated		33,987,896
Nova Scotia 1/	Not spearated		137,808,458
New Brunswick	Not separated		126,366,539
Quebec	Not separated		2,184,368,606
Ontario	1,266,175,295	1,436,225,343	2,702,400,638
Manitoba	Not separated		495,428,343
Saskatchewan	950,175,177	117,538,925	1,067,714,102
Alberta	437,678,242	122,730,724	560,408,966
British Columbia	268,996,902	356,765,333	625,762,235
Total, All Provinces	-	-	7,934,245,783

1/ Personal Property and Income Assessments are for Sydney only; Other Taxable

2/ Of this amount \$93,390,168 is for property temporarily exempted.

3/ In addition to the assessment figures shown there is also an assessment for includes \$188,354 not separable.

VALUATIONS, 1934.

Valuations of Municipalities by Provinces, 1934.

Valuations				
Personal Property	Income	Other Taxable Valuations	Total Taxable Valuations	Exempted Property
\$	\$	\$	\$	\$
6,217,767	178,629	1,530	40,385,822	5,187,040
22,071,512	1,081,182	10,740,830	171,701,982	44,961,175
19,333,049	-	-	145,699,588	Not shown
-	-	48,725,096	2,233,093,702	2/ 743,230,611
-	86,035,072	234,387,377	3/ 3,023,011,441	587,889,203
5,595,233	-	8,730,314	509,753,390	162,235,639
-	-	38,302,335	1,106,016,437	Not shown
-	-	16,998,912	577,407,878	Not shown
-	-	-	625,762,235	146,434,234
53,217,561	87,294,883	357,886,394	8,432,832,975	1,689,937,902

Valuations are for Halifax only.

school purposes only amounting to \$107,117,360. The amount \$3,023,011,441

MUNICIPAL ASSESSMENT

Table 2. - Assessment Valuations according

Provinces	Class of Municipality	T a x a b l e		
		Taxable Real Property		
		Land	Buildings	Total
		\$	\$	\$
Prince Edward Island	Cities	6,467,450		6,467,450
	Towns		Not separated	3,404,266
	Rural			
	Municipalities		Not separated	24,116,180
Nova Scotia	Cities			57,807,175
	Towns		Not separated	43,012,521
	Municipalities			36,938,762
New Brunswick	Cities			51,967,567
	Towns			22,751,760
	Villages		Not separated	516,800
	Rural			
	Municipalities			51,130,612
Quebec	Cities			1,463,415,403
	Towns			209,130,348
	Rural			
	Municipalities		Not separated	509,432,885
	Independent Rural Municipalities			2,389,970
Ontario	Cities	638,306,356	929,619,355	1,568,526,211
	Towns	79,265,192	198,139,548	277,404,740
	Villages	19,642,353	52,178,853	71,821,206
	Rural			
	Municipalities	523,360,894	256,287,587	784,648,481

1/ For Sydney only.

2/ For Halifax only.

3/ Includes temporarily exempted property amounting to \$46,495,648 for cities, \$35,631,677 for towns and \$11,262,843 for rural municipalities.

VALUATIONS, 1934.

to Classes of Municipalities for 1934.

V a l u a t i o n s				
Personal Property	Income	Other Taxable Valuations	Total Taxable Valuations	Exempted Property
\$	\$	\$	\$	\$
2,700,763	-	-	9,168,213	2,500,000
1,559,125	-	1,530	4,964,921	873,000
1,957,879	178,629	-	26,252,688	1,309,040
1/ 2,177,388	1/ 215,255	2/ 10,740,830	70,940,648	59,400,530
13,883,668	787,438	-	57,683,627	4,466,655
6,010,456	78,489	-	43,077,707	1,093,990
8,913,542	-	-	60,986,109	
4,289,106	-	-	27,040,866	Not
59,700	-	-	576,300	
6,065,701	-	-	57,196,313	shown
-	-	43,736,379	1,507,151,782	3/ 526,442,947
-	-	4,983,717	214,119,065	3/ 109,140,999
-	-	1,064,415	510,497,300	3/ 107,199,775
-	-	-	2,389,970	446,890
-	73,384,246	194,505,244	4/ 1,836,415,701	375,523,235
-	4,037,321	27,707,819	4/ 309,149,830	76,541,558
-	5,101,574	3,662,891	4/ 30,535,671	14,170,976
-	3,511,931	8,511,423	4/ 796,860,139	121,653,434

4/ In addition to the assessment figures shown there is also an assessment for school purposes only which amounted to \$2,636,133 for townships, \$1,167,415 for villages, \$16,656,397 for towns and \$86,657,415 for cities. Rural Municipalities include \$188,354 not separable.

Municipal Assessment

Table 2. - Assessment Valuations According

T a x a b l e

Taxable Real Property

Provinces	Class of Municipality	Taxable Real Property		
		Land	Buildings	Total
		\$	\$	\$
Manitoba	Cities	Not	Not	240,016,392
	Towns			23,045,848
	Villages			4,687,829
	Suburban Municipalities	separated	separated	15,797,955
	Rural Municipalities			211,880,319
Saskatchewan	Cities	59,417,562	50,417,283	109,834,845
	Towns	11,806,552	22,740,032	34,546,584
	Villages (incl. Summer resort villages)	9,260,984	30,880,181	40,141,165
	Rural Municipalities	869,690,079	13,501,429	883,191,508
Alberta	Cities	62,871,599	77,093,216	139,964,815
	Towns	10,898,668	20,598,423	31,497,096
	Villages	4,551,976	13,917,766	18,469,742
	Municipal Districts	359,355,999	11,121,314	370,477,313
	Local Improve- ment Districts			N o t
British Columbia	Cities	206,632,564	274,972,904	431,655,468
	Villages	1,601,310	2,993,923	4,595,233
	Districts	60,713,028	78,798,506	139,511,534

Valuations, 1934.

to Classes of Municipalities for 1934 - (Concluded).

V a l u a t i o n s

Exempted
Property

Personal
Property

Income

Other Taxable
Valuations

Total Taxable
Valuations

\$

\$

\$

\$

\$

32,305

-

7,908,281

247,956,978

64,143,034

1,521,620

-

657,291

25,224,759

16,794,925

579,522

-

101,772

5,369,123

1,102,515

564,225

-

-

16,362,180

7,445,940

2,897,561

-

62,970

214,840,850

72,749,225

-

-

9,321,723

119,156,568

-

-

8,518,757

43,065,341

Not

-

-

14,815,886

54,957,051

shown

-

-

5,645,969

889,937,477

-

-

6,834,793

146,799,608

Not

-

-

6,407,969

37,905,065

-

-

2,161,265

20,631,007

-

-

1,594,885

372,072,198

shown

A v a i l a b l e

-

-

-

481,655,468

112,137,041

-

-

-

4,535,233

808,666

-

-

-

139,511,534

33,483,527

Municipal Assessment

Table 3. - Summary Table showing Assessment Valuations

	Prince Edward Island	Nova Scotia	New Brunswick	1/ Quebec
	\$	\$	\$	\$
<u>1 9 1 9</u>				
Taxable Real Property.....	31,140,194	100,069,373	81,073,093	1,397,802,504
Total Taxable Valuations	34,112,679	129,344,769	134,079,602	1,405,943,605
Exemptions	Not available	29,601,759	Not available	460,249,686
<u>1 9 2 0</u>				
Taxable Real Property	31,533,331	117,499,003	91,730,273	1,526,540,849
Total Taxable Valuations	34,869,611	145,164,631	157,710,711	1,546,860,546
Exemptions	Not available	31,055,648	Not available	467,924,602
<u>1 9 2 1</u>				
Taxable Real Property	31,698,331	136,824,878	57,008,514	1,603,952,784
Total Taxable Valuations	35,185,004	165,044,002	94,151,145	1,620,804,120
Exemptions	Not available	37,248,350	Not available	488,415,112
<u>1 9 2 2</u>				
Taxable Real Property	31,677,329	139,982,616	78,285,461	1,640,556,397
Total Taxable Valuations	35,167,996	167,620,635	116,741,661	1,663,512,047
Exemptions	Not available	36,948,814	Not available	495,536,142
<u>1 9 2 3</u>				
Taxable Real Property	32,041,113	142,093,014	53,971,874	1,702,838,237
Total Taxable Valuations	35,440,521	179,951,426	82,535,888	1,723,520,655
Exemptions	Not available	36,286,290	Not available	541,498,987
<u>1 9 2 4</u>				
Taxable Real Property	30,447,873	141,530,888	125,355,164	1,751,212,910
Total Taxable Valuations	32,616,673	168,416,510	184,422,417	1,770,696,447
Exemptions	Not available	35,417,746	Not available	560,624,119
<u>1 9 2 5</u>				
Taxable Real Property	30,570,834	141,025,289	100,637,512	1,810,575,661
Total Taxable Valuations	32,721,722	166,682,200	145,611,640	1,815,681,247
Exemptions	Not available	36,271,892	Not available	563,917,244
<u>1 9 2 6</u>				
Taxable Real Property	30,356,947	140,000,829	122,791,799	1,894,905,708
Total Taxable Valuations	40,621,183	165,631,347	176,341,215	1,903,398,877
Exemptions	Not available	38,407,469	Not available	582,009,207
<u>1 9 2 7</u>				
Taxable Real Property	30,420,780	136,434,599	155,618,105	1,917,424,449
Total Taxable Valuations	37,955,556	162,040,250	225,985,913	1,926,352,272
Exemptions	1,789,500	38,875,486	Not available	618,929,872

Valuations, 1934.

and Exemptions of All Municipalities by Provinces, 1919-1934.

2/ Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	GRAND TOTAL
\$	\$	\$	\$	\$	\$
1,813,500,807	467,857,405	1,071,035,320	407,589,725	557,939,228	6,023,012,649
2,131,666,300	467,857,405	1,071,035,320	419,725,052	557,939,228	6,351,703,960
285,012,422	Not available	Not available	Not available	37,072,097	811,935,964
1,982,388,976	484,802,829	1,110,741,107	448,602,809	545,788,024	6,339,627,201
2,225,811,909	484,802,829	1,122,191,915	463,220,082	545,788,024	6,726,420,258
313,986,408	Not available	Not available	Not available	50,304,747	863,271,405
2,137,569,633	674,574,091	1,062,500,515	795,285,387	554,208,586	7,053,622,719
2,410,723,053	674,574,091	1,102,143,875	802,853,764	554,208,586	7,459,687,640
410,247,153	Not available	Not available	Not available	60,547,356	996,457,971
2,225,509,417	660,708,101	1,057,679,940	786,863,141	560,997,184	7,182,259,586
2,547,558,730	681,203,084	1,097,153,880	801,949,057	560,997,184	7,671,904,274
435,494,895	137,298,287	Not available	Not available	54,141,686	1,157,419,824
2,318,396,585	638,136,316	1,054,500,190	774,379,601	562,426,322	7,278,783,252
2,637,903,801	657,999,717	1,089,905,021	785,716,602	562,426,322	7,755,399,953
455,116,644	136,339,289	Not available	Not available	61,621,156	1,230,862,366
2,387,379,211	605,396,598	1,065,588,958	769,313,656	566,253,706	7,442,478,964
2,714,000,719	624,404,428	1,106,256,491	777,022,491	566,253,706	7,944,089,882
534,861,474	139,314,881	Not available	Not available	63,316,486	1,333,534,706
2,427,971,744	576,390,525	1,055,521,188	620,373,850	568,728,932	7,331,785,535
2,759,351,647	594,994,624	1,095,525,787	763,060,747	568,728,932	7,942,858,546
557,269,580	135,430,071	Not available	Not available	72,743,038	1,365,631,825
2,483,029,715	560,330,739	1,053,795,564	583,173,277	588,522,707	7,456,907,285
2,806,911,193	590,350,270	1,095,691,782	592,287,676	588,522,707	7,949,806,250
452,623,156	142,448,743	Not available	Not available	85,800,621	1,301,289,196
2,533,699,048	548,220,390	1,053,878,152	579,547,416	609,692,701	7,564,935,640
2,862,920,052	567,504,166	1,096,712,908	589,832,919	609,692,701	8,072,996,737
468,299,816	143,570,522	Not available	Not available	83,745,240	1,355,210,436

Municipal Assessment

Table 3. - Summary Table showing Assessment Valuations and Exemptions

	Prince Edward Island	Nova Scotia	New Brunswick	1/ Quebec
	\$	\$	\$	\$
<u>1 9 2 8</u>				
Taxable Real Property	31,658,612	136,293,136	153,272,949	1,986,767,363
Total Taxable Valuations ..	40,764,304	162,084,741	181,542,455	2,001,407,449
Exemptions	1,799,500	40,619,145	Not available	630,835,391
<u>1 9 2 9</u>				
Taxable Real Property	30,842,925	136,915,454	158,569,642	2,354,494,461
Total Taxable Valuations ..	38,275,453	162,638,650	187,166,805	2,369,286,268
Exemptions	1,944,000	40,135,244	Not available	637,990,363
<u>1 9 3 0</u>				
Taxable Real Property	31,492,665	138,202,162	126,468,634	2,451,644,179
Total Taxable Valuations...	39,388,186	163,831,573	149,580,590	2,465,133,281
Exemptions	1,984,000	45,163,617	Not available	668,244,770
<u>1 9 3 1</u>				
Taxable Real Property	32,595,794	140,107,075	130,053,404	2,210,942,541
Total Taxable Valuations ..	39,302,440	177,215,514	153,564,810	2,223,478,680
Exemptions	1,828,000	48,119,429	Not available	705,797,801
<u>1 9 3 2</u>				
Taxable Real Property.....	32,642,455	141,006,134	127,865,063	2,226,143,786
Total Taxable Valuations ..	39,258,331	178,563,967	148,457,809	2,269,148,711
Exemptions	1,826,000	47,524,274	Not available	726,626,886
<u>1 9 3 3</u>				
Taxable Real Property	33,731,795	139,323,274	129,634,462	2,192,446,982
Total Taxable Valuations ..	40,220,965	174,180,858	149,215,416	2,240,825,176
Exemptions	5,183,790	45,513,267	Not available	741,701,310
<u>1 9 3 4</u>				
Taxable Real Property	33,937,896	137,808,458	126,366,539	2,184,368,606
Total Taxable Valuations...	40,385,822	171,701,982	145,699,588	2,233,093,702
Exemptions	5,187,040	44,961,175	Not available	743,230,611

1/ "Exemptions" includes property temporarily exempted. These exemptions in 1934 amounted to \$93,390,168.

2/ In addition to the assessment figures shown, there is also an assessment for school purposes only, which in 1934 amounted to \$107,117,360.

Valuations, 1934.

of All Municipalities by Provinces, 1919-1934 (Concluded).

2/ Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	GRAND TOTAL
\$	\$	\$	\$	\$	\$
2,601,685,677	539,913,667	1,059,402,904	609,496,539	634,601,014	7,755,091,861
2,914,934,072	559,315,719	1,103,620,560	616,430,432	634,601,014	8,214,700,746
477,639,396	144,748,168	Not available	Not available	77,501,143	1,373,142,743
2,675,320,977	540,852,995	1,083,773,225	561,630,140	660,329,167	8,202,728,986
3,013,863,135	561,589,490	1,131,845,681	570,611,780	660,329,167	8,695,606,429
488,724,668	144,991,311	Not available	Not available	81,303,065	1,395,088,651
2,759,197,369	541,847,002	1,091,299,416	645,417,883	681,990,389	8,467,559,699
3,126,533,102	563,694,049	1,139,415,260	656,203,618	681,990,389	8,985,770,048
510,504,102	147,666,868	Not available	Not available	87,373,370	1,460,936,727
2,811,763,235	539,012,367	1,089,729,394	579,960,105	638,096,083	8,222,259,998
3,183,152,415	557,103,129	1,134,460,775	595,745,117	638,096,083	8,752,118,963
536,535,708	156,793,923	Not available	Not available	149,274,900	1,598,349,761
2,839,752,534	536,413,841	1,088,167,082	571,119,947	677,355,920	8,240,466,762
3,207,396,156	552,296,364	1,129,447,552	589,424,200	677,355,920	8,791,349,010
559,613,040	158,588,317	Not available	Not available	151,520,124	1,645,698,641
2,817,352,141	502,767,941	1,076,520,091	567,605,428	640,461,800	8,099,843,904
3,163,733,491	517,628,197	1,115,773,324	586,965,175	640,461,800	8,629,004,402
578,130,065	162,430,924	Not available	Not available	145,988,409	1,678,947,765
2,702,400,638	495,428,343	1,067,714,102	560,408,966	625,762,235	7,934,245,783
3,023,011,441	509,753,890	1,106,016,437	577,407,878	625,762,235	8,432,832,975
587,889,203	162,235,639	Not available	Not available	146,434,234	1,689,937,902

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