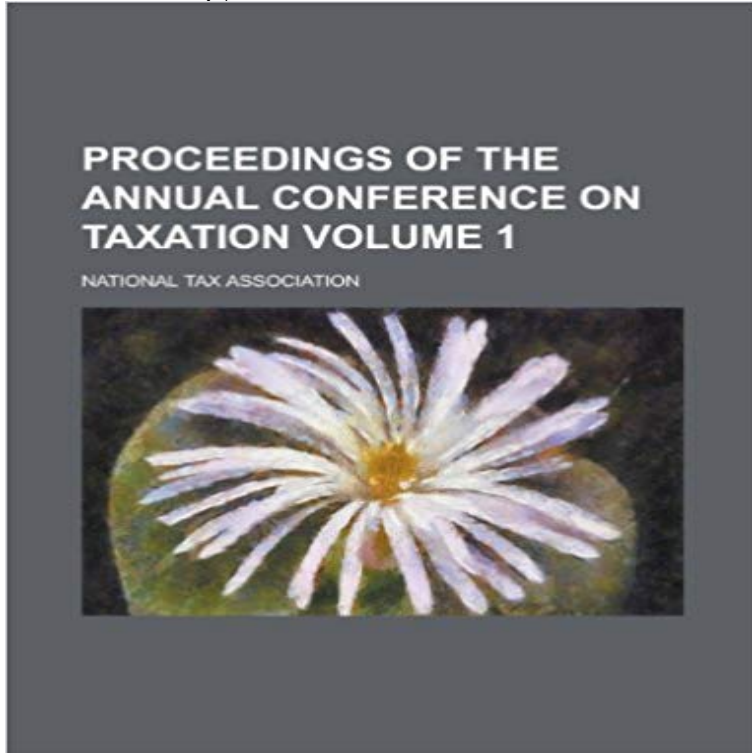


# Proceedings of the Annual Conference on Taxation Volume 1



This historic book may have numerous typos and missing text. Purchasers can usually download a free scanned copy of the original book (without typos) from the publisher. Not indexed. Not illustrated. 1908 edition. Excerpt: ...lowering of assessments. In this respect it is thoroughly democratic. One is reminded of the tremendous pressure in an advanced democracy (as in an extreme autocracy) to lower the standard of value--the inflation craze. Happily cheap money has been counteracted by the influence of the business classes. It is to-days duty to confront the problem of cheap assessments. But the climax of absurdity is reached in the metropolis of the West. The city of Chicago has the reputation of never doing things by halves; when it is good it is very, very good and when it is bad it is horrid. There the process of juggling with tax rates and tax assessments has been carried to the point where the results are truly horrid. It is common in Chicago to value real estate at or U of what it would really sell for and then to tax it at an apparently exorbitant rate on this unblushingly mendacious valuation. Hence we find a nominal tax rate of \$80 to \$100 on each \$1000 of property. The process by which this absurd result has been reached we cannot stop to unravel, and fortunately it is in the main of purely local interest. But obviously no citizen who conformed to the letter of the law in Chicago could possibly afford to own any sort of security; for at the lawful established rates he would be called on to pay annually in taxes much more than his investment could yield in income. The epigram of Judge Lowell here falls short of the literal truth: In Chicago taxation is outright confiscation tempered with outrageous favoritism.<sup>1</sup> Democracy is continually impelled to hoist itself by its own petard. In its attempt to regulate everything in popular interest it is thrown constantly into the arms of Arbitrary...

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