

179. When the other party bought it, was it not a good deal under grass?—I do not think so; he had not cultivated it to the road.

180. Is Pomahaka as good solid value?—It is similar, but it is more broken up; there are deeper gullies, and the ridges are as large.

181. Do you consider that on the left bank of the Pomahaka, on the Clydevale Estate, there is some better land than behind on Pomahaka?—Not as to the quality of the land; there is some of the Pomahaka land that is not anywhere broken; there are 2,000 or 3,000 acres not so much broken, and of solid value.

182. Would you say that Pomahaka is just as good as the land on the left side of the river?—Yes; but it is a little more broken up.

183. What would you say would be the value of Mr. Gibson's improvements per acre?—There is none of it valued up to the improvements.

184. Could you not give me an idea of what the value of his improvements are per acre?—From £1 5s. to £1 10s.

185. What would you consider the selling value of Ashley Downs?—If it was offered for sale it would bring more than that.

186. It has been put in evidence that the Ashley Downs Estate was sold for £3 0s. 6d.?—It was bought from Mr. Gibson's father, who would not be very particular as to the price he would require from his son.

187. *Dr Fitchett.*] It was not a market sale?—No.

188. *The Chairman.*] Something in the way of a family arrangement; it was a private transaction?—It was a private transaction.

189. *Mr. Mackintosh.*] Did you hear from the settlers what it was sold for?—I did not hear from the settlers; I do not know anything of it from them.

190. *Dr. Fitchett.*] With respect to this rating value and the land-tax value, I want to know what you do to get at it?—The land-tax valuer has to get at the unimproved value, the gross selling value, and the value of improvements.

191. When you set down these three items what do you do with them?—I put them into a book; the book is sent to Wellington to the Land-tax Commissioner.

192. How do you get at the county valuation?—The Land-tax Department sends it to the Assessment Court, with all the objections, for their inspection; any alterations to be made are then made and initialled, and it is sent back.

193. Where a difference is expressed between the two values, and you make a gross value and an unimproved value, does the Wellington office alter them in any way?—If there have been objections they are sent down with the plan to see what alterations should be made. The gross capital value is sent down as a rule; the unimproved value is kept for land-tax purposes.

194. You say you valued at £2 2s. 6d. for land-tax?—It is all one valuation.

195. You were asked about the Popotunoa property, and you gave its average selling price at £3 8s. 6d. What did you value for land-tax purposes?—£3 3s.; but there was an objection made, and it was taken down to £3.

196. So that, being assessed at £3, it sold for £3 8s. 6d.?—Yes.

197. How does that compare with Pomahaka, which you valued at £2 2s. 6d.; it sold for £2 10s. Is the difference about the same?—Yes, about the same.

198. That estate is adjoining?—Just a road between them.

199. When you were valuing Mr. Douglas's property for the land-tax, did you make any difference in your method?—No; just the same.

200. You say you raised it slightly at the last valuation?—Yes.

200A. About 2s. 6d. an acre?—Yes.

201. Was that a common rise all round?—Yes.

202. And the three years previous?—We lowered most of them three years before, because things were dull.

203. Was that a common lowering?—Yes.

204. So that there was no departure from the general rule?—No.

205. With your knowledge of the district, Mr. Dallas, would you say that the price of land for fifteen or sixteen miles is much of an index as to the selling price of Pomahaka?—What is a better index of the value of Pomahaka are the prices realised from the sale of sections fronting it. That would be a better index than the price of land fifteen miles away.

206. Both would be a fair index, provided they were in the same position?—Yes; a good deal depends on position for the selling value; in regard to railway communication, for instance.

207. With respect to Mr. Allen's property, which you bought at less than you valued it at; did he want more for it, or did you make him an offer?—I made him an offer; it was a fair price.

208. How long before did you value it?—About two years.

209. Has there been any fall in value in the neighbourhood during that two years?—Things were a little lower.

210. What is a reasonable difference between your rating value and your selling value?—I always tried to be 5s. or 10s. an acre under; I relied a good deal more on the prices in my own district. I believe that that was nearer to the real value.

211. You have said that when you are valuing for taxation purposes you do not value for selling purposes; the principle is different. It is not the selling value you put down as the taxing value?—I always like to be a little under.

212. *Mr. Duncan.*] For land that is in cultivation? Does that bear any reference to its character as sheep land?—If it is in tussock, that, in my opinion, has nothing to do with its value for cultivation purposes.

213. *Mr. Mills.*] How long since is it that you valued Mr. Douglas's land at £2 2s. 6d.?—About two years before I valued for this. It would be three years from now.