

WEST RIDING.

Area.			Unimproved Value.		Increase.	Area.			Unimproved Value.		Increase.
			1907.	1912.					1907.	1912.	
A.	R.	P.	£	£	Per Cent.	A.	R.	P.	£	£	Per Cent.
6,461	0	0	5,129	6,461	25	1,015	0	0	4,297	5,200	21
508	0	0	125	254	100	1	1	16	6	20	233
191	0	0	47	95	100	636	3	4	1,900	3,185	67
20	0	0	30	40	33	804	1	38	3,330	3,840	9
200	0	0	500	550	10	634	0	0	1,900	2,853	50
5,366	2	0	15,998	22,805	42	3	0	38	20	15	*
6,869	0	0	23,878	30,910	29	1,046	2	36	3,130	3,925	25
3,445	0	15	7,413	11,627	57	1,402	0	0	2,600	4,206	61
9,423	1	13	24,825	30,394	22	799	0	11	1,450	3,300	127
2,849	3	24	8,476	11,737	38	3,039	3	39	9,495	16,720	76
79	0	22	29	120	313	6	2	27	70	70	Nil.
970	2	0	4,202	5,092	21	1,673	3	0	4,166	4,230	25
1,254	3	11	3,388	4,702	38	211	0	0	422	660	56
368	0	0	1,565	1,932	23	96	0	17	2,038	2,200	9

* Reduced.

Sales before Revision.

Area.			Unimproved Value.		Sale Price.
			1907.	1912.	
A.	R.	P.	£	£	£
709	3	27	3,424	5,762	6,550
3,839	0	0	17,480	27,680	34,000
2,244	0	0	8,943	11,245	11,732

17. *Mr. Ryder.*] Were you through this district before you became valuer for it?—No.

18. You did not know the district at all?—No.

19. In basing your values you go entirely on your information with regard to sales?—No, I do not. I said I took the position, conveniences, the class of land, and everything into consideration.

20. Do you agree with Mr. Welch that there is no difference between the two ridings as regards transport of produce and stock?—I say there is a difference between the two ridings. It takes two days to muster lambs on Annedale, but if you have a small place of 1,000 acres you can muster them the previous night or in the morning and send them right away. On Annedale or Maunsell's you might be two days mustering before the lambs are got to the yard.

21. You do not agree with Mr. Welch?—I say that the mustering of the stock on the farm must be taken into consideration as well as the time taken up in driving on the road.

22. What is the date of the valuation of the Annedale property?—I was three times over Annedale. I have not got the dates here.

23. On what date did you value Maunsell's property?—I was twice over that property on different dates. I was over the whole place from one end to the other.

24. You stated that you inspected the properties that you valued. Do you mean by that that you inspected the property?—I might go to a place one day and arrange with the owner, and on my way to another place I will have a look at that property from another point of view. Take Mr. Speedy's property, for instance. I saw that place from four different points. When I agreed with him as to a value I told him I had to go to a certain place, and would have a look at the back end of his place, and if I thought I should have to alter the valuation I would come and tell him. I was satisfied with my valuation, and did not come back.

25. Coming back to my own property: you stayed at my house for a night, and I offered you a horse?—I do not say whether you did or not, but you asked me to go out and see the back of the property, and I said I had seen the back already from Taylor's.

26. It is an utter impossibility to see the back of my place from Taylor's. You can see up the gullies, but you cannot inspect the property?—You can tell what kind of property it is.

27. Did you inspect Mr. French's property?—I was on the front of it, by the house, and went and had a look up the gully, and saw the back of it from there.

28. How far did you go from the house?—I cannot say now.

29. Did you see the back of the property?—I supposed that the fence on the top of the hill was the boundary.

30. Did you go to the top of the hill?—No.