

APPRAISING PROPERTY SOME EXPERTS' METHODS.

Irving Ruland Commends Work of Realty Board on Values.

Many well known real estate experts were present last night at a session of the Realty Board of the West Side Young Men's Christian Association...

It is generally accepted that value of real estate rests on two fundamental factors, namely, income capacity and the certainty that the income will continue...

IN THE AUCTION ROOMS.

The Victoria Apartment House, in Lenox Avenue, Sold for \$219,000.

The Victoria, a seven story apartment house, on a plot 56.11x100 feet, at the southeast corner of 138th street and Lenox avenue, was sold yesterday in foreclosure proceedings...

THOSE WHO DO THE BEST WORK.

It is undoubtedly true that an experienced real estate man is qualified in a measure to estimate values in sections not familiar to him by outward signs and general conditions...

W. W. ASTOR SELLS BROADWAY PLOT.

Geo. R. Read & Co. sold for William Waldorf Astor to James A. McMillin a plot on the north-east corner of Broadway and East 11th street...

IN THE BROKERAGE MARKET.

Douglas Robinson, Charles S. Brown & Co. have sold for Mrs. Henrietta W. S. Wilson, of the New Amsterdam Realty Company, No. 625 Lexington avenue...

WILL ENLARGE CARD PLANT.

Plans have been filed for the enlargement of the machinery of the Consolidated Card Company, at No. 222 to 228 West 14th street...

TO LET FOR BUSINESS PURPOSES.

Large and Small Offices SINGLE OR EN SUITE. Electric Light Janitor Service. Open Every Day in the Year.

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VALUE OF YEAR'S CROPS Agricultural Department Gives Out Revised Estimates.

Washington, Dec. 15.—The production in 1908 and farm value on December 1 of important farm products, according to the final revised estimates of the Department of Agriculture, announced today, are as follows:

Corn, 2,668,551,000 bushels and farm value \$1,416,152,000, against 2,222,000,000 bushels in 1907 and \$1,238,500,000 on December 1 of that year...

BANK LOAN INCREASED.

Institution Now Has \$625,000 Mortgage on Hotel Belleclaire.

Pease & Ehlman have negotiated a loan of \$625,000 for five years on the Hotel Belleclaire, at the southwest corner of Broadway and 77th street...

A \$300,000 SIXTH AVE. SALE.

J. F. Lambias Now Owns Mouquin's Restaurant Site.

There was a large demand yesterday for centrally located properties. One of the principal transactions was the sale of the site occupied by Mouquin's restaurant, No. 42 to 48 Sixth avenue...

C. F. KING ON TRIAL.

Former Promoter Accused of Larceny of \$25,000.

Boston, Dec. 15.—Some of the business methods of Carden F. King, for several years a promoter in this city, were revealed today at the opening of his trial on an indictment charging him with the larceny, by false pretences, of sums aggregating \$25,000 from various persons desiring to invest in certain stocks.

OPPOSES TUBES FOR MAIL.

Commission Thinks Pneumatic Service Not Yet Desirable.

Washington, Dec. 15.—It is not feasible and desirable at the present time for the government to purchase, to install or to operate pneumatic tubes...

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