

**THE ELEMENTS OF LAND
VALUATION, WITH COPIOUS
INSTRUCTIONS AS TO THE
QUALIFICATIONS AND DUTIES
OF VALUATORS**

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The Elements of Land Valuation, with Copious Instructions as to the Qualifications and Duties of Valuers by John Lanktree

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JOHN LANKTREE

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THE UNIV. OF
CALIFORNIA

ELEMENTS

OF

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LAND VALUATION,

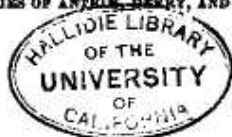
WITH

COPIOUS INSTRUCTIONS AS TO THE QUALIFICATIONS
AND DUTIES OF VALUATORS.

BY

JOHN LANKTREE,

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COUNTIES OF ANTRIM, DERRY, AND DONEGAL.



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P R E F A C E.

It would be difficult to overrate the importance to Ireland of having its land valuations properly executed. The island contains in all 20,808,271 statute acres, and the whole of this, with the exception of 650,000 acres, now covered with water, or occupied as towns, is in the hand of the farming population—subjected to the operations of tillage, or occupied as pasture.

The population directly employed in agriculture was, by the Census of 1841, 5,406,743: add to this, the landed proprietors, and their staff of dependents; the merchants trading in agricultural produce; the tradesmen employed throughout the country as smiths, carpenters, &c.; and the total number of individuals then actually dependent on land for their support, was not less than six millions. If the Census of 1851 reduce this number by nearly two millions, still the land remains; and the population yet lingering upon it is very large, any individual of which may be said to be personally interested in the work of land valuation.

That no treatise on Land Valuation in Ireland should have ever been published for general circulation, seems strange, considering the great importance of the subject; but the want of one was formerly less felt than at present, because excessive competition for land generally secured to landlords the full value of the soil. Many circumstances, however, at present combine to awaken attention to the subject: the potato blight of 1846; the abolition of pro-

tective duties on farm produce; the opening of our ports to unfettered commerce with corn-producing countries, where rents are unknown and taxes nominal; the extraordinary diminution of our rural population by famine and emigration; the consequent increase of waste farms; and the radical changes in the proprietary, effected by the operation of the Encumbered Estates Court. Previous standards of value do not now apply, and competition no longer exists to correct the estimates of the inexperienced. Even for fiscal purposes, successive governments seem to have considered existing valuations unsatisfactory, and have laid before the House of Commons various bills to regulate the whole subject.

An attempt, therefore, at present, to render some assistance to those who are interested in ascertaining the correct value of land, seems to be necessary, and the more particularly, as the market rates for agricultural produce, within the last four years, exhibit so little fluctuation, that an average scale of prices may now safely be assumed as a basis for constructing tables of value. How far the present work may supply the desideratum, the public must judge.

The professional valuator, who is thoroughly conversant with his business, will, probably, see little in this work of much service to him; for it is a book of elements, with most of which he has been long familiar: but it is hoped he will not be displeased to see an attempt made to exhibit the importance of his own office, and have it intrusted only to proper hands.

There is a large class of clever men who have had considerable experience in valuation, but have not enjoyed the advantages of much preparatory education, to whom these

pages may offer some useful hints, which may prove serviceable if followed up.

Landed proprietors, to whose ranks so many additions are being daily made, will, it is presumed, not be offended, at a period of such perplexity, to have one book of reference which they can consult as to the value of their lands, of every description and quality, even under the altered circumstances of the times. When unreasonable demands are made upon them, and immense reductions sought for, those who are desirous fairly to acquit themselves of the responsibilities of their position as landlords, without going too far, may find some assistance here in the formation of a sound judgment, on a subject so important to themselves and their tenants.

The adoption of one general and approved guide to land valuation would be of national importance; for the heart-burnings which prevail in districts where unequal and dissimilar valuations occur, would cease, and the two great classes personally interested in the subject, perceiving and approving the principles of their contract, would have no further cause for misunderstanding, and mutual confidence and good will between landlord and tenant—the great basis of all national happiness and prosperity—would be restored.

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