

REAL ESTATE RECORD

AND BUILDERS' GUIDE.

Vol. I.]

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[No. 8.

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Our lists of conveyances are again very large; but after this week they will be considerably reduced, when we will be enabled to introduce a new feature into the RECORD of great value to our Real Estate patrons.

EAST AND WEST SIDE ASSOCIATIONS.

Our city real estate owners have at last hit upon a plan to protect their own interests, and at the same time help forward all needful metropolitan improvements. It is by the formation of local organizations, having in view needed sectional improvements, and the correction of existing municipal evils. The first of these associations formed, was the West Side Association. This was composed of gentlemen who owned property west and north of the Central Park, and who naturally desired to make the most of that beautiful section of the city. What really called the organization into existence, was the law passed to cut up all that part of the city into rectangular streets, such as obtain between 14th and 59th streets. This plan, which does well enough, perhaps, on a comparatively level piece of country, would not only have been absurd, but ruinous to a section like the west side, where there were great inequalities of surface. The property owners were organized to resist this plan, and they succeeded in time in putting that district under the control of the Central Park Commissioners, and the result is now that the west side has been laid out in accordance with its topographical peculiarities, and will make in time the most charming locality for residences in the vicinity of any city upon the globe.

Their success has induced the west side owners to keep up a permanent organization to add further to the attractiveness and value of their property. Sewerage, opening of streets, paving, and the like, are all attended to; and the unjust extortions and assessments of the local officials are prevented by an organization which commands respect if it does not always succeed in its efforts.

The happy results derived from the organization of the West Side Association, has led to the formation of an East Side Association,

also an East River Improvement Association, an account of which will be found in our real estate market. These gentlemen have definite and worthy objects in view, and deserve and will no doubt achieve success.

We hope in time to chronicle a North-End Association, a Middle Section Association, and a Down Town Association. When these come into existence, as they ought to do, New York city will for the first time be on the road to really good government. Heretofore our property owners have not acted together; indeed, while the city was growing, and new streets opening every year, property changed hands so rapidly that there was no permanent holders of the soil. When the Island is built up, and our citizens have local habitations, more attention will be paid to taxation and other matters directly affecting real estate. Then we will have a noble system of piers and wharves, steam roads where they are needed, streets parallel with Broadway, a wise and cheap ferry system, an abolition of overcrowding nuisance in our city cars. In a word, with the property holders organized as they should be, we will have good local government. Success, then, to the East and West Side Associations, also to the East River Improvement Association. They are steps in the right direction, and their example should be followed.

DEFEAT OF THE ARCADE.

THE Arcade road failed in the State Senate, and more's the pity. It was an original and splendid scheme, one worthy of the great metropolis, and which would have beautified our noble city. But the wealthy owners of property upon Broadway defeated it by their money. A meeting was held; the funds subscribed and the senatorial cattle were purchased.

Instead of blaming these poor creatures, why is not public indignation rather directed against those rich merchants who tempt these weak and corrupt legislators?

It is idle to talk of any road really being of use to the metropolis which does not use the line of Broadway. That is the backbone of the city; along its pavements flow the tide of travel up and down the city. To accommodate the people the steam road which will give relief will be under Broadway; and we have yet a lively hope that it will not be a noisome tunnel road, but a light, airy, and cleanly arcade, such as that which has just been defeated by the money of the Broadway property holders.

REDUCTION IN RENTS.

THERE is no disputing the fact that there are more vacant houses in New York than there were before the first of May. Somehow or somewhere a portion of our population have disappeared. True, summer is coming on, and the birds of passage have taken flight to their rural haunts, but this cause will not account for all the vacant houses, especially the vacant furnished houses.

The fact is rents have come down some, and will probably come down more. The losses in business for the last two years have told upon the means of our citizens, and they cannot pay the paper money war prices. The reduction is not pleasant to landlords, but it is wholesome.

THE New York *Herald*, last Sunday, copied our building material report without giving us any credit. This shows neither enterprise nor honesty. The *Tribune* likewise "appropriated" another idea of ours. We gave a short time since the sales for the year. These the *Tribune* copied, adding the sales for the month of April. Go ahead, neighbors; take all you want, only be honest and give us credit.

PERSONAL.

MANTON MARBLE, the noted editor of the *World*, has been buying him a piece of property on the Kingsbridge road, near 135th street. It is 50 x 180, and cost him \$11,000. This property is wisely selected, but the price seems high for the amount of land secured. However this northwest side of the city is destined in time to be the most costly property for private residences upon the globe.

LAND IN PARIS—The comparative value of ground in different countries and different localities is always a subject of interest. In a general way, "feet front" on Oxford street or the Strand in London, will sell for twice as much as in Broadway or on the Boulevards. The most valuable corner lot in Paris has just been confiscated to the ogre, "public utility;" the costliest block of buildings in the whole city has been given over to the hands of the demolishers, to make way for new streets, and we are thus let into the secret of what a jury of honest citizens consider the value of this most valuable of Paris property.

The figures I am going to give you are astounding. M. Didier, deputy in the corps legislatif, who was put into a madhouse the other day on account of this business, was awarded by the jury the sum of 2,300,000 francs, say \$450,000 in gold, for the corner house and lot on the Rue de la Paix and the boulevard occupied by Tahan, vender of bronzes and small objects of art. The lot is of an irregular form, because the Rue de la Paix enters the boulevard at an

obtuse angle; but it may be said to be 25 feet in width and 75 in length. It is admitted to be the most valuable lot in Paris, and the honest tax-payers when they walk over it hereafter in the course of the new street, will feel as if they were walking on pearls and diamonds. But this is not all; the occupants of the house were paid large sums for the derangement of moving, the breaking up of their leases, and the loss accruing from a change of location. M. Tahan, who had only three years' longer lease, got an indemnity of 190,000 francs (\$38,000); another shop in the same house got the same amount, and the people on the upper floors got smaller sums, say a total for the whole house of \$100,000; making the total cost of this house and small piece of ground \$550,000 in gold. The house on the corner opposite Tahan's, called the Dover Hotel, which also disappears in order to regularize the new square, an old house like Didier's, and occupying still less ground, got an indemnity for the house and lot alone of 1,350,000 francs, while three merchants in the house got indemnities, respectively, of 300,000 francs, (a traveler's outfitting store); 120,000 francs, (an umbrella shop); and 60,000 francs, a cigar-shop. So that this corner, which is less valuable than the other, cost the government a total of more than \$400,000.

The young and prosperous American banking house of Bowles, Drevet & Co. was turned out of No. 24 Rue de la Paix, and took refuge at No. 12 of the same street, where they obtain a better arrangement of rooms on three floors of large wing buildings in the court. The municipality paid them 275,000 francs, indemnity. The famous candy shop of Boissier, next door to Tahan, on the Boulevard, occupying a front of eighteen feet and a depth of thirty, obtained an indemnity for being disturbed of 500,000 francs, or \$100,000 in gold! The secret of this large indemnity for the lease of so small a store is that Boissier's is the best *bons-bons* shop in Paris, and that each new occupant retires with a fortune at the end of ten years. The present owner demanded an indemnity of 1,330,000 francs, and is quite dissatisfied with the 500,000 awarded. In the same house a well-established store for infants' wear obtained an indemnity of 350,000 francs, and the total cost of the house, ground and lease indemnities was over \$600,000.—*Letter to the New York Times*

DURABILITY OF TIMBER.—The durability of timber is almost incredible. The following are a few examples for illustration, being vouched for by Buffon, Du Hamel, Rondelet, and others:—

The piles of the bridge built by Trajan, after having been driven more than 1600 years, were found to be petrified four inches; the rest of the wood being in its ordinary condition.

Some timbers of an old bridge were discovered, while digging for the foundation of a house at Ditton Park, Windsor, which ancient records incline us to believe were placed there prior to the year 1396.

The durability of timber out of the ground is even greater still. The roof of the Basilica of St. Paul, at Rome, was framed in the year 816, and now, after more than a thousand years, it is still sound; and the original cypress-wood doors of the same building, after being in use more than 600 years, were, when replaced by others of brass, perfectly free from rot or decay; the wood retaining its original odor. The timber dome of St. Mark, at Venice, is still good, though more than 850 years old. The roof of the Jacobin Convent at Paris, which is of fir, was executed more than 450 years ago.

The age of our country's settlement does not enable us to refer to examples of like antiquity; but no good reason appears to exist why timber may not be as durable in America as in Europe. Many old white-pine cornices here exist, which, having been kept properly painted, have been exposed to the storms of more than 150 years. The wood is still sound, and the arries are as good as when they were made;

while freestone, in the same neighborhood, has decayed badly in less than 50 years.

A NOVEL and very effective mode of testing the value of a new ventilating apparatus has been tried in the hall of the Lower House of Representatives, Berlin. Three hundred men were supplied with cigars and ordered to "puff away." At the end of three hours the temperature was raised but one degree, and the atmosphere was comparatively pure. This result must have been satisfactory to the patentees, Messrs. Stumpf and Elsher, clearly showing the efficiency of their apparatus. Notwithstanding this evidence of its power, it may be doubted whether it will be equally effective in relieving the Chamber of superfluous legislative "gas."

WORKMEN'S WAGES in Paris.—From Mr. J. Ward's recently published work on "Workmen and Wages at Home and Abroad," we find that the general earnings of the Paris workmen in the different branches of industry may be seen from the following figures:—Carpenters, 4f.; joiners, 4f.; masons, 4f. 50c.; paviors, 4f. 50c.; plumbers, 5f. 20c.; wood-turners, 4f. 20c.; wood gilders, 3f.; cabinet makers, 3f. 50c.; lithographers, 3f. 50c.; stone cutters, 5f. 20c.; painters, 4f. 50c. The dead season in these trades varies from three to four months, and in the case of the painters five month, in each year.

NEW YORK JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

It will be noticed in the following list that the alphabetical order is arranged for both April and beginning of May.

1	Andrews, A. W.—Anne Wakeley.....	164 09
1	Armstrong, W. A.—Niagara Falls Ins. Co.....	83 89
2	Allen, Evelyn K.—W. J. Tompkins.....	85 05
4	Ames, H. O.—H. C. Ives.....	2,492 08
5	Arnat, Julius—J. Straus.....	562 80
6	Albert, H.—O. Ottendorfer.....	22 59
1	Bronson, Austin—T. McMahon.....	172 55
1	Bogan, Thos.—A. Cella.....	106 81
1	Bailey, J. C.—J. Burns.....	27 50
1	Bassford, Abm.—J. Hayes.....	118 82
1	Bond, A. F.—W. S. Carlisle.....	88 96
1	Bergen, G. P.—H. W. Barnes.....	912 15
1	Bray, J. W.—P. Beufort.....	32 00
2	Bail, E. W.—S. H. Way and others.....	1,809 88
2	Ballin, Jacob—G. A. Miks and others.....	130 63
2	Burrill, Seymour—J. Bond and another.....	71 54
2	Bird, Danl.—D. L. White and others.....	155 74
4	Barnard, Jno. T.—G. B. Wood.....	15 94
4	Burns, Rich.—J. G. H. Aherns.....	257 80
5	Barbour, W. H.—J. Bond and another.....	188 56
6	Buell, G. B.—C. K. Hawkes.....	410 70
29	Belknap, Thos. Jr.—J. M. Taylor.....	\$52,054 26
29	Bridgman, E. D.—W. Herrick and others.....	169 04
29	C. S. Westcott.....	108 03
29	Bosch, Henry—W. L. Allen and ano.....	248 18
29	Bohm, Wm.—F. Katz.....	225 25
29	T. Wolf.....	866 55
30	Burt, John M.—J. E. Bliss.....	305 36
30	Bacon, John—W. Jones.....	497 23
30	Brooks, Carol. A.—H. B. Hubbard (Adms.).....	626 25
29	Carr, Jas.—A. Cunningham and ano.....	40 00
30	Conusky, Jas.—B. McCusker.....	66 62
30	Clark, Saml. T.—M. Ransford.....	410 52
30	Coley, T. T.—W. Jones.....	497 23
30	Chase, G. K.—O. N. Bostwick and others.....	373 76
1	Cahill, Chas.—E. Fitzpatrick.....	29 50
1	Cahill, Alf.—Same.....	38 12
2	Coulter, Wm.—G. F. Stringer.....	76 62
2	Cory, Jos. H.—H. Miller, Jr.....	182 05
3	Coffee, W. F.—J. A. Platt and others.....	8,155 91
2	Cook, Albert—J. D. Phillippe.....	74 40
2	Chalen, Timothy—A. T. Gescheidt.....	871 40
4	Caffrey, John—J. Devine.....	89 81
4	Colgan, Cath.—P. Van Valkenburgh & o's.....	154 73
4	Chapin, Orden N.—G. H. Smith.....	56 50
4	Clark, N. C.—J. Jones.....	556 72
4	Clark, Noah G.—Jane E. Holden.....	620 63
5	Cracken, H. M. & B.—M. Minzesheimer & others.....	549 71
5	Carson, Jas.—J. G. Repplier.....	1,948 97
5	Cowan, F. H.—S. Richards.....	117 08
5	Craig, W. H.—J. B. Spelman & others.....	188 32
5	Christie, J. S., Jr.—T. Barclay.....	222 49
5	Chapman, Geo. D.—J. P. Williams.....	4,064 05
6	Carville, Chas.—T. Litson.....	268 88
29	Dunning, Jacob—G. P. Clark.....	860 06
29	Days, Andreas—C. Simon and others.....	256 91
29	Diamond, C. A.—S. Frank and others.....	397 84
30	Dilger, John—C. Wolf and ano.....	106 26
30	Dunton, J. L.—C. W. Aleotti and ano.....	404 30
2	Dalton, G. T.—J. Bond and another.....	101 41
2	Dewitt, E. H.—R. Burke and another.....	342 15
4	Dunbar, Richard—Selah Chamberlain.....	19,846 27
5	Dolan, Bridget—Admstr. P. Dolon.....	441 56
5	Davidson, Sarah A.—W. Haskell and another.....	317 02
6	Downs, John—W. Cory.....	116 87
29	Ensign, Ewd. H.—W. Herrick and others.....	169 04
29	C. S. Westcott.....	108 03
2	Eanson, R. Y.—John Davis.....	195 78

2	Emanuel, Alf.—J. W. Cooper & another.....	461 74
5	Edgley, Thos.—J. W. Kissam.....	82 25
30	Euler, Theo.—P. Hardy.....	110 77
24	Fitch, Porter—A. Mesrolo, Jr.....	336 43
24	Ferris, J. V. B.—C. H. Mead and ano.....	231 93
25	Faurot, Ol.—W. Alling.....	132 06
25	Friedman, J.—M. Celler and ano.....	106 50
25	Furzell, John—Sarah A. McCoy.....	340 75
27	Fleischel, Jos.—M. Hollacher.....	814 78
30	Fischer, M.—F. Fischer.....	1,592 46
30	Field, John—First Nat. Bk., Saugerties.....	1,147 86
30	Foot, Isaac—M. Ransford.....	410 52
30	Freestone, John—C. H. Smith.....	555 24
30	Frost, N. B.—H. Danscha.....	263 93
5	Franklin, B. H.—C. Grotecloss & others.....	818 22
5	Flynn, J. P.—D. L. White & others.....	274 89
5	Fowler, Bottis M.—J. Kelly.....	83 31
5	Freeman, E. D. & R.—W. Belt & another.....	147 66
5	Frank, Ed. & F.—Ig. Steiner.....	2,488 54
5	Same—J. Scheider.....	866 20
5	Same—J. Scheider & another.....	4,048 98
5	Fay, H. S.—R. W. Howes & others.....	2,355 84
5	Fulton, Jno.—H. Ruppel.....	189 51
6	Falk, Paul—Marshall P. Mica. Reflecting Co.....	71 76
23	Glackner, Danl.—J. W. Brooks.....	49 50
23	Garnsey, E. H.—J. B. Bryan.....	542 49
29	Green, H. D.—J. O. West and others.....	731 57
29	Grady, P. H.—G. D. Post.....	104 25
29	Geils, Deidrich—J. Haaren and ano.....	650 10
30	Gedney, Gil—First Nat. Bk., Saugerties.....	1,147 86
30	Grover, Leonard—H. Sparks.....	848 17
30	Geils, Deidrich—S. R. Pinekeney.....	227 09
30	Gruener, Selma—J. B. Spelman and others.....	132 97
30	Graves, R.—Tradesmen's Nat. Bk., N. Y.....	230 68
1	Green, C. H.—J. E. Lester.....	950 02
1	J. E. Lester.....	2,383 91
1	H. C. Pabodie.....	3,802 63
1	Gilson, W. H. & H. G.—H. W. Barnes.....	912 15
1	Goodridge, F.—Nat. Butchers & Drovers Bk.....	5,402 65
1	Grant, K.—H. Hayes.....	18,144 79
2	Gordmeier, J. A.—M. Dalzell.....	277 85
4	Gamble, E. R.—J. H. Racey.....	153 14
5	Gounmery, Edmond—J. Voscamp.....	5,006 50
6	Gulman, Fred.—H. Zeltner.....	73 59
2	Howe, Henry W.—W. Gay.....	227 24
	Heller, Peter.....	
	Hays, Herman.....	
30	Hoffman, Adolf.....	106 26
30	Holman, G. W.—J. E. Bliss.....	305 36
30	Hawthorne, Jas.—P. Ayres.....	420 87
30	Havens, Geo. F.—T. Benedict.....	147 19
30	Huntington, John R.—C. W. Suydam & ano.....	315 72
30	Hadfield, J. W.—G. Purrrington, Jr.....	1,026 73
1	Haas, Wm. W.—G. Kappes.....	235 50
1	—.....	237 88
1	Hempstead, Elias—D. Hennion.....	254 37
1	Humbert, C. D.—R. B. Snowden & another.....	184 16
1	Hays, J. H.—H. Hays.....	18,144 79
1	Holmes, J. D.—C. T. Reynolds & others.....	181 29
2	Heath, Hy.—S. D. Warren.....	778 90
2	Hart, Morris—De Los Sanders.....	55 75
4	Haggerty, Kate.—L. Benedict.....	84 97
4	Huck, Geo.—P. Valentine, Jr.....	456 46
4	Hervey, A. G.—H. J. Beardsley.....	89 31
5	Hernstein, H.—F. Orne.....	594 59
5	Hunter, J. M.—A. Dickinson.....	824 56
5	Hersberger, Morris—E. Brown.....	462 63
6	Ison, Thos. Jr.—Ninth National Bank, N. Y.....	438 05
27	Juillard, Aug. D.—Celia D. Jennings.....	242 34
27	Jewell, J. C.—A. Simm and ano.....	801 12
30	Jardine, R. & W. C.—S. Fitch and ano.....	1,189 91
1	Jones, Simon S.—W. B. Ridley.....	736 61
1	Juillard, A. D.—Ninth Nat. Bk., N. Y.....	4,939 18
2	Jacobs, S. H.—R. Ruppel.....	822 49
4	Jackson, S. C.—D. E. Wheeler.....	1,223 69
6	Jerome, A. W.—G. Rosenblatt & o's.....	75 83
6	Judson, James—W. W. Hewitt.....	181 64
29	Kniffin, T. B.—J. Ohlson.....	265 27
	Ketchum, Morris.....	
29	Franklin W. } J. M. Taylor.....	52,054 26
29	E. B. }.....	
29	Landon.....	
29	Killeen, John—T. Bohde.....	467 02
29	King, Wm. H.—P. M. Kolloek.....	208 20
29	Koop, H.—H. Brinker.....	103 84
29	Keller, Geo. F.—G. M. Merriels and ano.....	1,878 19
29	Klein, Fred.—J. W. Haaren and another.....	680 10
30	Keller, Peter—C. Wolf and another.....	106 26
30	Kinnier, Wm.—L. Drumgold.....	912 61
30	Kirby, Sol.—A. C. Bell and another.....	126 92
1	King, K. H.—H. W. Barnes.....	912 15
2	Kennedy, John—J. Wright.....	9,109 74
2	—.....	606 51
2	Kiernan, Jno.—D. L. White & o's.....	77 63
5	Klinck, L. G.—O. S. Dawson.....	255 23
5	King, E. R.—C. S. Frost & o's.....	653 08
5	J. M. Moore & o's.....	770 43
5	Ketcham, D. P.—W. J. Cunningham & o's.....	172 35
30	Lisk, John E.—N. Bush.....	914 51
1	Levis, J.—Ninth Nat. Bk., N. Y.....	860 05
2	Leary, Chas.—J. A. Candee & o's.....	1,814 28
2	Lynch, Elias—J. S. Hutchinson.....	104 16
4	Lloyd, Jas. T.—Admstr. R. Quinn.....	1,284 74
5	Lapp, Jacob—B. Jager.....	88 46
5	Low, Thos. H.—J. G. Repplier.....	1,843 97
5	Little, R. H.—J. P. Williams.....	4,064 05
29	Mezey, Martin—W. H. Jackson and another.....	282 94
30	Mooney, Hugh—G. Lees and another.....	129 63
30	Marie, A.—F. J. Hofsford.....	127 82
30	Meyer, Geo.—D. Blume.....	73 28
29	McMakin, Maria P.—T. J. Bushell.....	72 29
29	McMichael, John—B. A. Mills.....	47 86
30	McFarlan, W. W.—A. C. Hall.....	1,454 19
1	Morgan, W. F.—C. H. Covell and others.....	270 92
1	Martin, J. T.—F. Bailey and another.....	27,613 62
1	Marchaut, Morris J.—E. F. Lapp.....	502 99
1	J. Hood.....	518 24
1	Meyenberg, Hy.—F. Reimensann & ano.....	841 19
1	Minzesheimer, Chas.—Ninth Nat. Bk., N. Y.....	4,989 18
2	Morse, Nancey—J. H. Bird.....	481 87

2 Maher, Laur.—W. Meagher	507 72
2 Mapes, W. H.—Stuyvesant Bank	527 11
4 Meeker, C. H.—J. Bell	610 66
4 Morrison, G. L.—Nat. Com. Bk., Albany	252 96
4 Meyer, Nathan—E. V. Houghwout & o's	243 61
4 Meeker, C. H.—Jane E. Holden	620 63
4 " " " " " "	556 72
4 " " " " " "	1,301 92
5 Munson, F. A.—W. F. Ladd	506 50
5 Miller, H. W.—J. Bond and another	281 55
5 Mead, Darius—N. Fenn	86 89
5 Martin, R. & S.—W. W. Wright	2,670 64
5 " " " " " "	634 93
6 Markham, Geo. W.—J. B. Mott and others	103 77
6 Morgan, W. F.—North River Bank	670 13
6 Meyer, C. H. H.—C. K. Garrison and o's	142 74
6 Meyer, Thos.—G. Augemeyer	887 33
6 McCullough, Jas.—P. Strachan	110,519 09
2 McAuliffe, John—D. L. White	258 84
6 McGeachy, Margt. L. & E. H.—Emily Thorn	107 48
4 McNulty, Frank—J. G. H. Aherns	257 50
30 Newtown, Thos.—C. Palmer	23 16
2 Niehuhr, W.—J. N. Brock	99 23
4 Northrup, D. B.—Joseph Bell	610 66
4 " " " " " "	1,301 92
4 " " " " " "	620 68
4 " " " " " "	556 72
4 Nichols, John H.—F. Goeritz	135 24
5 Newton, Robert S.—H. W. Risley	462 25
29 Ogden, T. P.—J. Ohlson	265 27
29 Odell, Nelson B.—G. M. Merriellus	1,573 19
1 Oestreich, Samuel—G. Kappes	237 88
1 " " " " " "	235 50
1 Odell, George W.—C. T. Reynolds & o's	181 29
2 Ogden, H. B.—A. F. Gescheldt	871 40
4 Obermeier, Chas.—H. Kohn	411 20
25 Petty, Junius N.—H. Fish and ano	1,167 44
52 Phillips, George S.—Farmers & Mech's Nat. Bk., Phil.	2,101 67
27 Purcell, L.—G. W. Murfey and others	104 24
27 Pickert, Rozel T.—L. Howe and another	73 03
Phillipe, Fernando & M. Damenbaum	553 67
27 Petrillo, Leonardo	
27 Phillips, Geo. S.—The Washington Nat. Bk., Boston	14,266 28
27 Phillips, Geo. S.—Celia D. Jennings	242 34
27 Pape, Ernest D.—G. Reichard and ano	185 65
27 Parkhurst, B. E.—American Sav Co.	182 30
27 Peters, John—F. Schroeder	875 19
27 Parker, Rostine—E. L. Goodkin & others	132 28
27 Platt, Anson H.—R. Pickford	10 00
27 Parker, Henry—John Lowler	320 54
27 Peters, Chistn.—F. Bohde and ano	489 17
30 Pollak, J. & E. J.—N. Stearns	183 49
30 Phippany, Fanny—D. Haviland	239 43
30 Paddock, Geo. & T. R.—D. B. Palmer & o's	301 12
1 Patterson, C. G.—J. Johnston	310 44
1 Phillips, G. S.—Ninth Nat. Bk., N. Y.	4,939 18
2 Phillips, John—N. Y. Dyeing & Printing Establishment	5,753 96
6 Purcell, Lawrence—J. B. Spelman & o's	132 14
1 Quinlan, Thos.—G. G. Wagner	183 43
20 Renshaw, Thos.—F. Tinson	212 30
21 Rathburne, John E.—J. P. Ames	694 51
21 Rosenblatt, Myer—S. C. Perry	416 94
21 Roberts, P. B.—S. Ashton	158 43
21 Richardson, Abijah—M. Sheehy	390 20
22 Reed, Wm.—Second Nat. Bk., Elmira	3,877 70
22 " " " " " "	2,655 67
23 Rembach, Jacob—Cath. Holmes	61 44
23 Ruger, W. & E.—C. E. Randrup	220 07
23 Robinson, Jas. A.—R. C. Elliott	603 75
23 Roddy, P. D.—H. Fish and another	1,167 44
23 Rae, Thos.—P. W. Ledoux and ano	788 12
23 Robertson, R. H.—Farmers & Mech's Nat. Bk., Phil.	2,101 67
27 Roe, Rich. Doe, Jno	
composing firm J. A. & W. M. Humphrey	253 24
27 Robinson, R. H.—Celia D. Jennings	242 34
27 Rohming, W. G.—W. Watts and others	847 46
28 Randlett, Thos. L.—G. R. Hebbard & o's	86 56
28 Ruppel, Henry—H. Hessberg and ano	994 18
29 Rosenfeld, H.—W. E. Doubleday and ano	329 56
29 Requa, Isaac—J. Ohlsen	265 27
30 Rogers, Jas. T.—First Nat. Bk., Saugerties	1,147 86
30 Reid, A. H.—C. Hamfeld	211 79
1 Reed, Wm.—Chemung Canal Nat. Bank	3,264 60
1 Robinson, John M.—J. Johnston	310 44
1 Robitschek, David—G. Kappes	237 88
1 " " " " " "	235 50
1 " " " " " "	518 24
1 Robinson, R.—Ninth Nat. Bk., N. Y.	4,939 18
2 Richardson, C. B.—S. D. Warren	778 90
2 " " " " " "	1,674 74
2 Runyon, D. T. & P.—Grocers' Nat. Bk., N. Y.	63 63
2 Roberts, P. B.—Mech's Nat. Bk., Syracuse	5,109 37
2 Ryerson, Martin—J. W. Cooper and others	414 06
2 Kamer, Wm.—D. B. Brittin and another	1,138 88
4 Reade, Wm.—A. Baldwin and another	63 82
5 Reed, P.—W. Spitzer and another	147 50
5 Rosenfeld, H.—L. Ballard	387 64
6 Ray, Jas. E.—J. R. Tomkins	401 55
6 Raeker, Hy.—E. Spingham and others	374 43
6 Roocke, Herman—Theresa Lange (Extrs.)	173 07
6 Rogers, Patk.—G. S. Wyle	2,039 00
6 Reed, Patk. E.—Ads. J. Potter	1,392 12
29 Swan, Lyndon M.—J. M. Taylor	52,054 26
29 Salinger, Julius G.—Wm. S. Shears	740 51
29 Sanford, W. W.—W. H. Lyon	323 73
30 Secor, John D.—Isaac Crispell	667 82
30 Scoville, Mr. James—T. Houston & another	451 96
30 Steinfeld, Simon—R. L. Smith and another	203 65
30 Stevens, Lloyd—T. C. Ingersoll	1,023 61
30 Stewart, Wm.—O. N. Bostwick	373 76
5 Steele, Henry S.—W. Currie	550 77
5 Straus, Ferd.—Ic. Straus	562 80
5 Strippel, G.—M. Mordman	227 85
6 Shannon, Patk.—H. Somer	294 50

6 Stremple, C. F.—G. W. Thurber and others	
Exr.	179 92
2 Smith, W. H.—H. D. Noyes	177 61
2 Smith, H. J.—C. N. Patch	521 21
29 Terry, Chas. C.—Caroline F. Smith	99 55
Tanskey, Hy.—J. Hood	518 24
" " " " " "	502 09
Tassie, Thos.—C. Stegmann and another	348 52
Thompson, H. D. H.—W. H. Van Slyck	120 97
Tuska, P. H.—C. R. Parker	642 84
Thomass, J. J.—W. J. Brown	422 55
5 Tupper, Mrs. C. H.—W. H. Moadinger	96 08
23 Van Wyck, Pierre C.—W. D. S. Coane	109 29
23 Van Gropp, Alex.—M. J. H. Ferris	363 92
23 Vanderhoef, Thos.—A. S. Cook & another	91 93
27 Van Houten, W. B.—C. H. Lowrie and an.	216 27
23 Vanderburgh, H. P.—B. B. Pen	56 16
30 Fan Vleck, Jasper T.—F. J. Hosford & o's	127 82
22 Vessie, J. A.—2d Nat. Bk., Elmira	2,655 27
22 Voigt, Hy.—F. A. Hezzer	202 21
23 Vail, Nat.—D. P. Rhoades, Pres	223 59
24 Van Nordhausen, E.—D. H. Brooks & o's	170 81
25 Vatul, Achilli—L. Sapieha	635 95
30 Viele, Egbert L.—F. Mayer	114 81
1 Van Alstyne, W. L.—9th Nat. Bk., N. Y.	4,939 18
4 Van Seelen, Carl—M. Prindt	76 22
29 Walters, W. B.—C. Watrous & others	1,433 57
29 Weisner, Julius—H. Zeltner	73 84
30 Warren, E. J.—A. F. Miller & another	22 46
30 Wheeler, F. A.—F. J. Hosford & others	127 82
30 White, Geo. W.—O. N. Bostwick & another	373 76
1 Warren, G. W., Jr.—R. B. Snowden & an.	184 16
1 Wicks, Geo. A., & Wetherill, F. E.—9th Nat. Bank	4,939 18
2 Westphal, Frederick—J. N. Brock	99 23
2 Walker, R. J.—G. Heberton & another	18,254 72
2 Woods, John—Ann Fitzgerald	871 62
4 Wetmore, W. H.—J. H. Racey	153 14
4 Wenman, Jas. F.—T. McGaffick	9,726 31
5 Woolsey, M. A.—H. B. Ferguson	164 25
5 Wilcox, Mark M.—J. P. Williams	4,064 05
6 Wilson, Wm. H.—W. W. Hewett	151 64
6 Winship, E. K.—S. W. Owen	123 63
30 Young, Lydia H.—J. D. Wiswall	223 50
2 Young, Mansfield—N. Y. Dyeing & Printing Co.	5,753 96
6 Young, John L.—W. E. Churchill	1,255 97
1 Ziegler, Gustav—Maria Langelott	341 27
2 Zadic, Adolph—F. De Bary & another	464 34
24 The N. Y. Central Railroad Co.—J. T. D. Lanier	2,405 68
24 The Elastic Sponge Upholstering Co.—J. A. Starkweather	371 64
25 The N. Y. Mail S. S. Co.—H. G. Calkin	1,760 89
27 The Ky. Bourbon Co.—G. H. Randall	5,042 84
27 The Carroll Manuf. Co.—Tradesmen's Nat. Bk., N. Y.	179 77
27 Same—Same	602 31
25 The Knickerbocker Ins. Co.—Administrator of J. E. Hope	2,964 92
29 The Goyose Savgs. Inst.—J. C. Shotwell	493 27
29 The Gettysburg Asylum for Invalid Soldiers—M. S. Butler	1,534 19
30 The Washington Mutual Coal Co.—P. Duncan	254 70
30 The Carroll Manuf. Co.—Tradesmen's Nat. Bk., N. Y.	230 63
1 The Kentucky Bourbon Co.—N. Van Bell	3,259 86
1 The Am. Glass Silvering Co.—T. Harrison	654 63
1 The Rider Horse Nail Co.—W. Monteath	756 85
1 The S. America Nav. & Marine R. R. Co.—4th Nat. Bank, New York	1,898 53
4 The Mayor, & Co.—N. Y.—C. M. Herrick & o's	1,134 47
5 The N. Y. Mail S. S. Co.—P. W. Walsh & o's	1,523 10
5 The N. Y. & Havre S. S. Co.—L. M. Brown	4,303 85
5 The Bleeker st. & Fulton Ferry R. R.—J. C. Leake	3,847 39
6 The Phenix Furnace Bar Co.—F. W. Robinson	222 76
6 The Fraternal Printing & Pub. Co.—C. Latour	165 82

KINGS COUNTY JUDGMENTS.

April	
28 Aurbach, Dav.—C. Doherty	1,283 85
28 Andrews, A. W.—Annie Wakely	164 09
28 Arthur, E. G.—E. H. Arthur	2,576 38
30 Kate, Jos. J.—C. A. Burgess	542 55
30 Bate, Jno. J.	
May	
2 Barton, W. B.—J. K. Mortimer	111 03
6 Briekwedel, Nich.—J. G. H. Aherns	526 83
1 Church, Jas. C.—Cornelia S. Moore	546 19
1 Church, Jas. H.	
2 Chappel, Geo.—J. Keenan	223 35
4 Canner, Joseph—T. C. Godfrey	92 00
4 Cook, Albert—J. D. Phillips	74 40
4 Crawford, A. J.—C. Symons	231 81
6 Couchman, Asmar—F. Wemmer	26 06
6 Dioso, Geo. S.—C. Wachters	118 37
6 Darby, Joseph—J. Howell, Jr.	1,040 28
4 Edwards, Theo. P.—E. A. Bradley & an.	424 25
4 Emanuel, Alf.—J. W. Cooper & another	414 06
5 Fowler, Abm.—G. Carpenter	962 50
6 Fulton, Jno.—H. Ruppel	189 51
1 Gardiner, Dav. L.—N. Burchard	805 97
5 Gordiner, J. A.—M. Dalzell	277 85
6 Gray, B. E.—E. D. Litchfield (Collector etc.)	179 46
6 Giles, Jas. H.—C. T. Reynolds and o's	139 23
1 Hadfield, John W.—G. Purrrington, Jr.	1,026 78
2 Hempstead, Elias—D. Henmon	254 37
Hathaway, B. J. { The Marine (agt. Hathaway Nat. Bank	2,112 12
4 Hoppock, Eli { N. Y. (agt. Hoppock	2,170 05
4 Hervey, A. G.—H. S. Beardsley and ano	59 31
6 Healey, J.—E. D. Litchfield (Collector etc.)	113 33
2 Juilliard, A. D.—Ninth Nat. Bk., N. Y.	4,339 18
2 Johnson, Wm.—C. Scofield	379 99
6 Juilliard, A. D.—Farmers & Mech's Nat. Bk.	2,101 67
1 Killen, John—F. Bohde and ano	467 02
5 Kelsey, Chas. (App't)—R. M. Ward and ano. (Resp'dt)	202 59

5 Kelsey, Chas.—R. M. Ward and ano	1,851 94
6 Kiernan, John—D. L. White and others	77 63
2 Lewis, J.—Ninth Nat. Bk., N. Y.	860.05
2 Lynch, Elias—J. C. Hutchinson	104 16
2 Minzesheimer, Chas.—Ninth Nat. Bk., N. Y.	4,339 18
2 McKnight—J. K. Mortimer	111 03
4 Meeker, C. H.—Jas. Bell	610 66
6 Miller Jos.—E. D. Litchfield (Collector etc.)	99 21
6 Minzesheimer, C.—Farmers & Mech's Nat. Bk., Phil.	2,101.67
6 Miller, Harriett & C. R.—J. H. Boynton and another	572 51
4 Northrup, Dan. B.—Jos. Bell	610 00
6 Nellis, Jno. S.—County of Kings	75.66
1 O'Brien, Michl.—J. Nellis	67 20
4 Olsen, Niels P.—B. Falleson	51 65
6 Otard, Frank—Jas. Howell, Jr.	1,040 29
1 Peters, Christian—F. Bohde & an	489 17
2 Phillips, Geo. S.—Ninth Nat. Bk., N. Y.	4,339 18
5 Pohr Von Porphoff, A.—H. B. Vibbard, & an	652 56
6 Pollock, Jas., & Pollock, Emanuel J.—J. N. Stearns	188 40
6 Phillips, Geo. S.—Farmers & Mech's Nat. Bk., Phil.	2,101 67
April	
30 Richardson, Abijah—M. Sheehy	390 20
May	
2 Robinson, Robt. H.—Ninth Nat. Bk., N. Y.	4,939 18
4 Ryerson, Martin—J. W. Cooper & o's	414 06
6 Robertson, Robt. H.—Farmers & Mechanics' Bk., Phil.	2,101 67
6 Ray, Jas. E.—J. R. Tomkins	401 55
April	
30 Shaver, Geo.—M. Sheehy	390 20
May	
6 Stewart, Jno. C.—C. D. Litchfield (Collector etc.)	78 07
6 Silsby, Jno.—County of Kings	150 00
6 Stiger, Sigler	100 00
7 Shannon, Patk.—H. Sommer	294 50
2 Tracey, Martin—P. Victory	254 97
2 Tassie, Thos.—C. Stegmann & an	348 25
5 Tucker, F. Z.—H. B. Hubbard & an	652 56
2 Van Alstyne, W. L.—9th Nat. Bk., N. Y.	4,939 18
3 Von Porphoff, A. P.—H. B. Hubbard & an.	652 56
April	
30 Wortman, J. S.—J. E. Cary	151 91
30 Wood, Frank—F. H. Lovell & another	86 66
May	
2 Wicks, Geo. A., & Wetherill, F. E.—9th Nat. Bank, N. Y.	4,939 18
5 Wuelbern, Hy.—L. Bauer	420 81
6 Wegener, Frank—J. G. H. Aherns	526 83
6 Wicks, Geo. A., & Wetherill, F. E.—Farm's & Mechanics Nat. Bank, Philadelphia	2,101 67
7 Wallace, Jno. (Appellant)—G. S. Gardiner (Respondent)	14 31

REPORTED FAILURES AND BANKRUPTS SINCE OUR LAST ISSUE.

NEW YORK CITY.

Name.	Business.
Crosby John, Clothing	Sold out by Sheriff
Fontaine, L. P. & Co. Advert. Agents	Failed
Gordiner, J. A., Manuf's Agent	Sold out by Sheriff
Powell, C. Greene & Co., Bankers	Failed
Southart, Jacob, Coal	Failed
H. J. Messenger, Banker	Failed

NEW YORK STATE.

Baldwinsville Woolen Mill Co., Baldwinsville	Failed
Andrews, F. C., Distiller, Batavia	Failed
Beckerd, S., General Store, Chatham Centre	Assigned
Hurlburt & Son, Paper, Chatham Four Corners	Assigned
Dewey, Silas, Shoes, Clifton Springs	Failed
Bigelow, W. H., Vinegar, Dunkirk	Failed
Hequembourg, T., Jeweler, Dunkirk	Failed
Loeb & Paulus, Clothing, Dunkirk	Failed
Case, D. & W. C., Groves, Johnstown	Failed
Comstock, E. G., Forwarder, New Baltimore	Failed
Ketchum, Chas., Gen. Store, Northport	Failed
Hill, Geo. W., Gen. Store, Roxbury	Failed
Taylor, C. F., Mill, Schroon Lake	Failed
King, Chas. B., Gen. Store, Tully	Failed

ILLINOIS.

Norton & Tuttle, Grocers, Chicago	Failed
Bartholomew, Grocers, Elmhurst	Assigned
Ulrick, Frank, Shoes, Mt. Carmel	Failed
McSparrin & Hatcher, Dry Goods, Stone Fort	Failed

TEXAS.

Alexander, S. G., Store, Bonham	Failed
Loeb & Jones, Dry Goods, Marshall	Failed
Elliot, J. W., Mill, Dallas	In B'y
Thomason, J. S., Store, Danville	In B'y
Horton, W. E., Liquors, etc., San Augustine	In B'y
Forreston, E. A., Store, Montgomery	Assigned

MISSOURI.

Jacques & Co., C. M., Store, Lexington	Failed
Furham, H., Shoes, Roanoke	Failed
Lee, Asa, Wagons, Bolivar	Insolvent
Damm, H., Dry Goods, Cole Camp	Bankrupt
Benson, J. L., Com. Broker, St. Louis	Bankrupt
Sherburne, H. P., Music, St. Louis	Bankrupt
Dillon, W. J., Harness, Westport	Bankrupt
Buchanan, H. C., Agent, Tin & Stoves, Hannibal	Bankrupt

MISCELLANEOUS.

Munn & Fisher, Jeweler Erie, Pa.	Closed by Sheriff
Green, J. W., Hats & Caps, Lancaster, Pa.	Failed
Winchell, W., Broker, Springfield, Mass.	Failed
Pratt, Alex., Hats & Caps, New Britain, Conn.	Failed
Detrick, Thos., Dry Goods, Marengo, Mich.	Failed
Crampton & Hilderbrand, Hats, etc., Fond du Lac, Wis.	In B'y
Dopp, D., Drugs, Waukan, Wis.	Failed
Smith & Munn, furniture, Wooster, Ohio	Failed

4. REAL ESTATE RECORD.

F. C.—Full Covenant.
W. F. C.—Warranty Full Covenant.
C. A. G.—Covenant against Grantor.
C. A. N.—Covenant against Nuisance.
B. & S.—Bargain and Sale.
C.—Contract for Property.
Q. C.—Quit Claim.

Q. C. W.—Quit Claim, with Warrantee.
E. D.—Executor's Deed.
S. D.—Sheriff's Deed.
T. D.—Trustees' Deed.
R. D.—Referee's Deed.
R.—Release from Mortgage.
All others Warrantee Deeds.

Broome st., n. s., 50.1 e. of Orchard st., 38.10x87.6.	W. C. Bradley to H. C. Southwuth.	\$19,000
Charles st., s. s., bet. Gr'wich and Wash'n sts., 45x95x73x100.	Hannah Ireland to J. B. Davis	7,000
Charles st., s. s., 78.7 e. of Washington st., 6.5x33x32.	L. Timmerman to J. B. Davis, Q. C.	565
City Hall Place, Nos. 25 and 27, 39.10x99.10.	J. L. Janeway to T. L. Janeway	22,000
Gouverneur st., w. s., 24.6 s. of Madison st., 24.6x61.9.	August Ross to N. Martin	8,500
Greene st., n. s., No. 161, bet. Houston and Bleeker sts., 25x100.	J. Kohn to John Martin. (Cont)	20,000
Grove st., s. s., 232.6 w. of Bleeker st., 21x100.	J. S. Smith to J. Vaubier	18,000
Hester st., n. s., No. 13, 25x75.	John Gedney and another (Exers &c.) to F. Huner	7,000
"	Eliza Parker to F. Hune, Q. C.	nom
Jefferson st., e. s., 65.6 s. of East Broadway, 22x47.4.	Marcus W. Talmann to T. Archer	7,000
Madison st., s. s., 43.7 e. of Jefferson st., 21.1x70—with ground adjoining, 10x8.	N. Cleary to P. E. Fitzpatrick	9,250
Madison st., n. s., 144 e. of Scammel st., 24x96.	Nancy Snow to J. Stewart	20,000
Rivington and Ludlow sts., s. w. c., 25x100.	Rosalie Roth to J. B. Smith	27,750
Spring st., 25.2 w. of Clark st., 23x52x2.1x28.1x25.3x80.	Emily Clark, (by Guardian) to B. L. Cohen	13,300
University Place, w. s., 40.3 s. of 12th st., 38.3x56x38x59.	Owen Murphy to J. Kirby	1,500
4th st., s. s., No. 150, 24.6x74.1x20x2.6x54.4.	John and Jos. Ennis (Exers. &c.) to Wm. W. Winans	5,500
7th st., s. s., 133 w. of Av. C, 25x90.10.	Alex. Isaac to Babette Adelsberger	14,000
8th st., n. s., 175 w. of 2d av., 25x89.6—with ground adjoining, 4x25.	C. Easton to H. S. Billings	19,000
9th st., s. s., No. 341, 25x96.	Rudolf Appell to F. Seitz	16,600
10th st., (late Amos) bet. Bleeker and 4th sts., 21.4x95.	V. C. King to J. Dewitt Foshay	10,000
10th st., n. s., 64.4 e. of Dry Dock st., 41.8x75.	W. H. Haight to Baruh Seligman	10,010
12th st., n. s., 64.10 w. of Greenwich st., 41.6x9.7x38.4x7.10x79.10x18.	Mary E. Clover to Jane Buckingham	9,000
14th st., n. s., 88 e. of Av. B, 21.10x100.2.	N. Koenigsberg to Nani Thiel	14,500
18th st., bet. 2d and 3d avs., 50x1 block.	L. Ansert to J. Bockell and another	5,000
22d st., n. s., location indefinite, 16.5x98.9.	J. A. Balestier to Casilda St. George and ano.	nom.
27th st., n. s., 51 e. of Madison av., 24.10x20.1.	J. Hurry to A. S. Sands	12,000
27th st., n. s., 292.2 w. of 7th av., 74.7x98.7.	J. Clark to P. Shaw	26,000
29th st., n. s., 275 e. of 2d av., 25x98.9.	J. McGovern to Frances E. Gaines	4,000
29th st., s. s., 125 w. of 10th av., 25x98.9.	P. Hefferan to C. Solomon	9,500
31st st., n. s., 125 w. of 2d av., 19x74.3.	M. A. Matilde Artault to Wm. Henderson	15,000
32d st., (No. 164, West) 145 e. of 7th av., 20x66.9.	Phebe A. Grevet to W. R. Denham	10,200
34th st., s. s., 625 e. of 7th av., 18x98.9.	Charlotte A. Morris to H. Althoff	10,500
35th st., n. s., 147.4 w. of 7th av., 42.1x98.9.	P. Levy to Joseph J. West	16,250
36th st., n. s., 150 e. of 3d av., 25x98.9.	J. Clark to Marg. Fitzpatrick	9,000
36th st., n. s., 275 e. of 3d av., 22.6x98.9.	Susan R. Brooks to Marx Metzger	13,000
36th st., n. s., 232.4 w. of 7th av., 18.4x88.3.	Michael Gerraghty to J. Scott	8,900
37th st., s. s., 62 w. of 6th av., 19x48.3.	Francis H. Amidon to Arthur S. Copeman	15,000
38th st., s. s., 100 w. of 6th av., 20x98.9.	Uriah Hendricks to W. H. Denike	26,500
39th st., n. s., 150 e. of Madison av., 25x98.9.	F. H. Richmond and others, Exor. &c. to David Robins	13,250
39th st., s. s., 132 w. of 5th av., 15x98.9.	F. W. Downer to Marg. C. Rodgers	29,000
42d st., s. s., 100 w. of Madison av., 22x98.9.	G. B. Greer to Louisa Dung	34,000
43d st., s. s., 400 w. of 9th av., 25x100.4.	C. E. Hartshorn to Peane Brummer	8,400
44th st., s. s., 300 w. of 10th av., 25x100.5.	T. Toner to P. Leahy	6,750
45th st., n. s., 200 e. of 11th av., 100x200.10x175x100.5x75x100.5.	Z. Jacques and ano. to G. Hurst and another	28,750
46th st., n. s., 152 w. of 2d av., 26x100.5.	L. Schutz to F. Elsasser	17,750
46th st., n. s., 230 w. of 2d av., 26x100.5	Babetta Adelberger to G. Klee	19,000
47th st., n. s., 61 W. of 1st av., 18x50.3.	Julia Elsbach to N. Koenigsberg	11,500

48th st., n. s., 150.8 w. of 8th av., 20x100.5x19.4x25x8in.x75.5.	Jane Seligman and another to Hester Sylvester.....	\$10,925
48th st., s. s., 150 w. of 11th av., 25x100.5.	J. Farrel to J. Meyer.....	4,850
50th st., n. s., 141 w. of 2d av., 16x100.5	P. Corrigan jr. to Jane Walters.....	13,500
53d st., s. s., 171 w. of 2d av., 18.10x100.5.	J. Mulqueen to C. Mergenthaler.....	13,000
56th st., n. s., 80 e. of 10th av., 20x80.5.	Bern. Duffy to J. Shannon.....	11,000
57th st., s. s., 425 w. of 9th av., 75x100.5.	Francis L. Mesigh to J. Lennedy.....	13,000
58th st., s. s., 144 w. of Lexington av., 19x100.5.	Terence Farley to Harriet H. Colt.....	20,000
163	" to Sarah E. Sproull.....	20,000
67th st., n. s., 275 e. of 3d av., 25.2x81.5.	} Third av. R. R. Co. to H. Hart.....	8,650
325		
73d st., n. s., 615 w. of 3d av., 17x102.2.	J. G. Bitter to Anne Russel.....	12,000
78th st., n. s., 125.2 w. of 2d av., 27.8x102.2.	} G. T. Beeckman to Wm. Bauer.....	21,300
166.8		
109th st., n. s., 166.5 w. of 3d av., 17.10x100.11.	J. H. Riker to Iretus G. Cardner.....	9,500
115th st., n. s., 100 e. of 10th av., 300x100.11.	Gus A. Bradbrook to B. F. Rayner.....	19,200
119th st., s. s., 200 w. of 1st av., 30x100.10.	Francis S. Hickok to G. S. Hickok.....	6,000
119th st., n. s., 400 w. of 4th av., 208x124x274.10x80x100.11x75x100.11.	Abby M. Leland to W. Tilden.....	30,000
120th st., s. s., 325 e. of 5th av., 48.9x161.	Abby M. Leland to W. Tilden..... (Q. C.)	nom.
125th st., n. s., 188.4 w. of 3d av., 16.8x90.11.	Amos N. Titus to J. B. Kissam, Trus. &c...	8,300
128th st., n. s., 181.8 w. of 4th av., 16. 8x1blk.	J. Higgins to J. H. Rayner.....	4,500
136th st., n. s., 235 w. of 5th av., 250x199.10.	P. Morris to G. Hoffman.....	26,000
Lexington av., w. s., 105.5 s. of 43d st., 16.8x75.	Cornelia E. G. Hubert to Harriet and Kate Green.....	10,000
1st av. e. s., 21.8 s. of 8th st., 25.9x55.2x24.2x8.10x1.6x45.4.	John Baier and another to Edward Hillebrand.....	10,800
1st av. e. s., 47.4 s. of 8th st., 25.9x55.	Fred. Seitz to John Baier and another.....	10,000
1st av. e. s., 92 s. of 21st st., 23x96.	Bernard Earle to Rachel Myers.....	9,500
1st av. e. s., 92 s. of 21st st., 23x96.	Rachel Myers to Lewis Freudenheim.....	9,500
2d av. and 42d st., s. w. c., 25x73.	Katherina Winteroth (Exor. &c.) Fred. Brandes.....	28,000
2d av., e. s., 25.2 n. of 48th st., 25.1x100.	Fred. Ochs to Henry W. Kromm.....	18,750
2d av., e. s., 50.3 n. of 48th st., 25.1x100.	Geo. Seigel to ".....	18,750
2d av., e. s., 35 n. of 51st st., 125x15.5x25x4.7x100x250.	Thos. F. Sharkey to Jacob Hyman.....	17,150
2d av., e. s., 20.5 s. of 55th st., 20.5x64.	Richard Totten to Catherine Butzky.....	22,000
2d av., e. s., 100.10 s. of 61st st., 20x75.	Michael Murray to Rachael V. Place.....	14,800
2d av., e. s., 75.3 s. of 59th st., 25.1x100.	Ann McIntyre and another to Peter Schaffner.....	8,000
2d av. and 110th st., n. w. c., 50.5x100.	Howard T. Montgomery to Lewis Pieper.....	11,500
5th av. and 99th st., n. e. c., 175x100.9.	Benj. P. Demarest to James S. Sturges.....	40,000
6th av. and 41st st., n. w. c., 43.9x100.	Jas. J. Berlini to Edw. A. Morrison.....	62,000
7th av., e. s., 46.5 s. of 33d st., 27.4x100.2.	S. Bruhl and ano. (Exors. &c.) to J. B. Walton.....	8,500
8th av., e. s., 41.7 s. of 53d st., 19.7x80.	Gottfried Isaacs to Caroline Isaacs. B. & S.....	nom.
" " " " " "	Elias Isaacs to Gottfried Isaacs. B. & S.....	nom.
8th av. and 84th st., (irregular rear lot).	Geo. J. Penfield to John W. Pirsson.....	4,500
8th av., e. s., 25.11 n. of 123d st., 50x100.	Allan Cumming to Max Freund.....	6,000
9th av., e. s., 80.4 s. of 43d st., 20.1x80.	Fidelius Oswald to Julius Miller.....	15,000
10th av. and 130th st., n. e. c., 25x99.10.	Wm. A. Whitbeck to Emil and Henry Briner.....	11,700
11th av. and 68th st., n. e. c., 100x100.5x25x100.5x25x25.5.	} Ed. Dewitt (Exor. &c.) to Wm. F. Rowland.....	26,800
" " s. e. c., 25x100.5x100x175		
11th av., w. s., 100.5 s. of 70th st., 50x100.	R. C. Beamish (Ref. &c.) to J. T. Eichberg.....	1,810
11th av., w. s., 100.5 s. of 70th st., 50x100.	Jos. T. Eichberg to Wm. F. Rowland.....	10,000

Amity and Mercer sts., n. e. c., 50x105. John A. Currier to Robert Abbatt	105,000
Bank st., s. s., 191.11 w. of Greenwich st., 25x95. Ed. J. Straut and another (Exors. &c.) to Kimball Dunham.	9,500
Bank st., n. s., 268.10 w. of Greenwich st., 20.7x95x8.10x20.10x40.6x40x20.7x85. Ed. J. Straut and another (Exors. &c.) to John Gelston.	16,000
Barrow st., s. s., 25x37.6. Rich. S. Brinkerhoff to Albert Brinkerhoff.	nom.
Canal st., s. s., 76.1 n. of Vestry st., 22x51x11x20x50. Jacob Fuchs to Adolph Tuska	21,000
Chrystie st., e. s., 224.3 s. of Houston st., 25x75. Serafin Steiert to Phillip Levy.	27,500
" " 150.3 s. of Rivington st., 50x82. F. Heerlin and others to B. Zahn.	41,000
Clinton st., e. s., (No. 240), bet. Cherry and Monroe sts., 20x71.11. Henry R. Remsen to Dennis Sweeney	8,000
Clinton st., e. s., (No. 250), bet. Cherry and Monroe sts., 20x71.11. Henry R. Remsen to William Warner.	8,000

84th st., s. s., 80 w. of 9th av., 35x102.2.	James E. Malory to Sarah Ann Garnett.	\$15,500
84th st., s. s., 100 w. of 8th av., 25.8x05.3.	James E. Malory to John W. Pirsson.	6,500
85th st., s. s., 276.5 e. of 4th av., 20.5x102.2.	Alfred P. Arnold to Dennis Cassidy.	2,950
85th st., s. s., 296.10 e. of 4th av., 20.5x102.2.	Alfred P. Arnold to Martin McIntosh.	2,950
85th st., s. s., 525 e. of 5th av., 25x102.2.	Mary A. Ludwick to Lewis W. Walton.	12,500
86th st., n. s., bet. 3d and 4th avs., 25x100.	Randall McDonald and o's (Exrs.) to John Shelby.	3,000
86th st., n. s., 337.9 e. of 4th av., 25.6x100.8.	John Shelby to Elizabeth S. Dunn.	4,500
87th st., n. s., 20 w. of 3d av., 20x100.8.	Patrick Higgins to John H. Williams.	5,500
89th st., n. s., 193.9 e. of Av. A., 18.9x100.8.	John Guy to Jane M. McNespie.	6,500
91st st., s. s., 178.10 w. of 4th av., 42.2x100.8.	Daniel B. Alger to Mary T. Thain.	10,700
93d st., s. s., 300.2 w. of 3d av., 16.6x100.8.	Elias Schwarzschild to John S. Marlor.	12,625
93d st., s. s., 275 e. of 4th av., 25x100.8.	Henry W. Shaw to Bernhard Flack.	11,000
116th st., n. s., 569 w. of 3d av., 16.8x1 block.	Patrick H. Slattery to Mary Ann Costello.	9,000
117th st., s. s., 373 e. of Av. A., 50x1 block.	James L. Young to Isaac M. Devoe.	3,100
118th st., n. s., 356 w. of 3d av., 25x100.10.	Hugh Mackey to Maurice P. O'Brien.	5,350
118th st., n. s., 354.11 e. of Av. A., 20.5x100.10.	Emeline Mailer to John P. Airns.	7,500
118th st., s. s., 301 e. of 4th av., 40x100.11.	Bridget O'Connor to Andrew Beiser, Jr.	11,400
122d st., n. s., 90 e. of 4th av., 50x100.11.	Wm. Reid to Salem T. Porter.	3,000
122d st., n. s., 225 w. of 7th av., 25x100.8.	Chas. Hubner to Teresa A. Doyle.	7,000
123d st., n. s., 315 e. of 4th av., 16.8x99.11.	Theodore S. Deveau to Eliza Jane Rogers.	6,500
123d st., n. s., 331.8 e. of 4th av., 16.8x99.11.	Thomas H. Farrell to Thomas Ferrier.	6,500
123d st., n. s., 425 w. of 6th av., 75x100.11.	Josephine E. Sandford to Alfred A. Fraser.	8,000
124th st., s. s., 150 e. of 1st. av., 25x100.11.	Mary A. Kent & o's (Exrs. &c.) to Michael Duff.	2,000
128th st., s. s., 166 e. of 6th av., 25x99.11.	John Andriance and ano. to John G. Bitter.	7,100
128th st., n. s., 180 e. of 4th av., 100x99.11.	Andrew McGown to Wm. T. Ryerson and ano.	6,586
129th st., s. s., 197.6 e. of 5th av., 18.9x99.11.	John L. Colby to Marg. P. Belknap.	16,000
130th st., n. s., 200 e. of 6th av., 60x99.11.	Hanford N. Hayes to Hugh Smith.	75,000
130th st., n. s., 260 e. of 6th av., 60x99.11.	Hanford N. Hayes to J. Kerr.	75,000
133d st., n. s., 135 e. of 5th av., 25xwhole blk.	A. W. Platt to Frederika Brettell.	3,000
134th and 135th sts., 375 e. of 8th av., gore lot.	Mary G. Pinkney to J. Kelly.	150
Lexington av., and 50th st., n. w. cor., 20.5x80x120x100.5x190x70.	H. Neidig to Geo. Hohlweck.	38,250
Madison av. and 61st., n. w. c., 25.5x95.	J. Cassin to Susan C. Currie.	13,000
Av. C and 10th st., s. e. cor., 23.4x60x44in. x23x23.9x83.	J. H. Selzam to Phil. Levy.	22,750
1st av. and 13th st., s. e. cor., 59x32x57.4x27.6x80.	J. H. Foley to G. Hencken, jr.	24,000
1st av. and 16th st., n. e. cor., 23x94.	Bern. Schwartz to Tim. Noone.	20,000
1st av. and 20th st., n. e. cor., 69x96.	H. Leger to D. McMullen.	55,500
1st av., w. s., 100.5 s. of 50th st., 20x56.2.	S. J. Pote to J. B. Smith.	11,000
1st av., w. s., 120.5 s. of 50th st., 33.10x56.3.	S. J. Pote to Wolf Fernbacher.	22,000
2d av., w. s., bet. 3d and 4th sts., 24x100.	Margaret Fisher to Alf. Erbe, Q. C.	nom.
" and ano'r (Exor. &c.) to A. Erbe		17,000
2d av., w. s., 74.1 s. of 33d st., 24.8x100.	J. Levy to P. Cassidy.	20,000
2d av., e. s., 25.5 n. of 63d st., 50x100.	J. H. Power to J. Wadsworth.	11,000
2d av. and 126th st., n. e. cor., 20.11x80x8x20x100.11x100.	J. C. Washburn to M. Arne-mann and another.	15,000
3d av., e. s., 75.3 n. of 42d st., 25.1x80.	J. Currey to S. Philips.	13,250
3d av. and 57th st., s. w. cor., 50.5x95.	T. J. McCahill to D. Hennessy.	31,000
3d av. and 60th st., n. e. cor., 37.1x94x—18.7x42.2.	67th st., 150 w. of 3d av., 11.8x183.	10x—x18.7x35.10.
10x—x18.7x35.10.	E. H. Schermerhorn and another (Exors. &c.) to Third av. R. R. Co.	53,500
4th av., w. s., 57 n. of 127th st., 18x70.	W. Crawford to John J. Schaber.	8,250
5th av. and 22d st., s. w. c., 29x120.	Mary A. Douglass to J. Hoey.	115,000
5th av., w. s., 23.4 s. of 44th st., 27.6x124.4.	J. H. Sherwood and another to J. Thorne.	100,000
5th av., w. s., 55.10 s. of 44th st., 38x150x93.10x25x28.4x8in. x27.6x104.4.	J. H. Sherwood to J. Thorne.	170,000
5th av. and 58th st., n. e. c., 100.5x125.	Anna K. Russell to C. B. Hoffman and another.	90,000
6th av., e. s., 25.5 s. of 58 st., 50x95.	Sixth av. R. R. Co. to I. and S. Bernheimer.	22,150
7th av., w. s., 52.11 s. of 17th st., 52x79.	H. Christie to G. F. Vogal.	85,500
8th av. and 50th st., s. w. c., 25x100.	R. Burns to W. H. McCormack.	33,000
8th av. and 142d st., n. e. c., 24.11x100.	J. H. Russell to G. B. Comstock.	3,050
9th av., e. s., 25.5 s. of 65th st., 25x100.	J. S. Howell to W. Russell.	13,000
10th and 11th avs., and 60th and 61st sts., whole block.	11th av. and 60th st., n. w. cor. of Hudson River R. R. and Hudson River.	Anthony B. McDonald and another to John Paine and another.
10th and 11th avs., and 60th and 61st sts.	11th av. and 60th st., n. w. cor., of Hudson River R. R. to Hudson River, 1/2 share.	Phoebe McDonald and others (Exor. &c.) to J. Payne and another.
		40,000

10th av., e. s., 49.5 s. of 39th st., 74x100.	G. Moore to H. C. Finch.	\$18,000
10th av., w. s., 25.5 n. of 51st st., 25x100.	H. Valentine to N. Seagrist.	9,000
10th and 11th avs., x 61 and 62d sts., whole block.	11th av. and 62d st., s. w. c., x Hudson River R. R.	Julia A. Low to J. Paine and another
		115,000
May 2d.		
Broadway and Broome st., s. w. cor., 28x200.	Wm. Gass, Jr. (Exr. &c.) to Frederick Konig and another.	320,000
Broadway and Bleecker st., s. e. cor., 25.2x196x20.10x196.	Wm. H. Guion to Wm. Phillips.	175,000
Broadway & 7th av. by 44th & 45th sts.—x125x—x108.	Reuben H. Oudlipp to Geo. Sloane.	260,000
Broadway w. s., bet. Liberty and Courtland sts., 19.3x88.5x19.3x89.10.	Mary E. Lyddon to John B. Stout.	50,000
Broadway e. s., 68.3 s. of 33d st., 23.3x75.6x65x75.5x60.	J. J. Goodwin to Chris. Prince.	47,000
Broome and Mulberry sts., s. e. c., 25.8x99.2.	M. H. Lane to Adolf Tuska.	25,000
Cherry st., n. s., (lot 174) 25x114.	Peter Woelke to George Scheiss.	22,000
Delancey st., n. s., 53 e. of Sheriff st., 25.3x100.	Jacob Kiefer to Joseph Taussing.	12,000
Eldridge st., s. s., (lot 522 Delancey Farm Map), 25x100.	Thos. McNulty to Henry Ring.	14,410
Franklin st., (No. 170), 30x50.	Daniel C. Higgins to H. Kroll.	17,000
Gouverneur st., w. s., 73.6 s. of Madison st., 20x63.2.	Angus Ross to Wm. J. Underwood.	8,750
Greene st., w. s., (No. 83) 23x50.	Catherine T. Mortimer to Gustav Gumbrecht.	25,000
Greenwich st., e. s. 25 n. of North Moore st., 25x100.	Wm. C. Treadwell to Fred'k. Bechstein and another.	17,000
Hammond st., s. s., 70 e. of 4th st., 20x80.	Caroline L. Floyd to Wm. Dodge.	15,000
Houston st., n. s., 403 w. of Av. C. 23.8x83.5x18.3x85.	Abm. Mayer to Marcus Lederer.	10,500
Howard st., (No. 29) 25x100.	John P. Howard to Edwd. Matthews.	35,000
Howard st., n. s., (No. 84) 25x119.	John P. Howard to Edwd. Matthews.	40,000
Madison st., n. s., 144 e. of Schammil st., 24x96.	John Stewart to John Glass.	20,000
Maiden Lane s. s., (No. 98) 22.2x83x22.7x79.5.	Thos. J. Reed (Exr. &c.) to Henry T. Ingalls.	23,000
Monroe st., n. s., (lot 490 Rutgers Test).	Jas H. Benedict to Michael Curran.	12,500
Mulberry st., (No. 87) 25x100.	Arthur Clark to Thomas McNulty.	22,500
Rosevelt st., w. s., (No. 15) 25x100.	John Walsh to Michael Girard.	12,750
Sullivan st., w. s., (No. 222) 20x100.	Harris Aronson to Jacob L. Krok.	10,500
5th st., s. s., 100 e. of Av. B. 35.7x96.2.	Max Frankenheim and ano. to Louis Rauch.	15,000
5th st., s. s., 113 e. of Av. B. 18x96.5.	Louis Rauch to Jacob Kleinhaus.	7,500
7th st., n. s., 71.3 e. of Av. C. 18.1x48.9.	Henry Mayer to Louisa Kent.	9,200
7th st., n. s., 63 w. of Av. C. 20x96.7.	Caroline Bauman to Chas. Kraft.	10,750
7th st., n. s., 303 w. of Av. C. 20x97.6.	Solomon Lederman to Rosina Geist.	10,250
8th st., n. s., 40 e. of 1st av., 20x73.10.	Joseph Peltz to Fred'k. Wasshausen.	15,075
12th st., n. s., 22.6 e. of 4th st., 19x36x19.6x35.1.	Peter McCormack to James Crumly.	5,200
12th st., n. s., 42 e. of 4th st., 19.9x33.5x18.7x35.1.	Peter McCormack to Thos. J. Nealis.	5,100
12th st., s. s., 125.1 e. of 4th st., 20.5x92.1x16.7x91.8.	Eugene Wells to Jno M. Forbes.	6,500
12th st., n. s., 83 w. of Av. C. 25x75.	Henry Broessler to Joseph Huber.	15,150
13th st., n. s., 150 e. of 10th av., 50x103.1.	Israel J. Salomon and ano. to John J. Healy.	31,000
13th st., n. s., 150 e. of 10th av., 50x103.1.	Knickerbocker Ice Co. to Israel J. Salomon & ano.	27,250
13th st., n. s., 200 w. of 7th av., 20.10x75.	Isaac Bernheimer to Josephine Otard.	11,750
17th st., s. s., 345.6 e. of 8th av., 17.6x84.	Wm. Welch to Auguste Ferran.	8,500
23d st., n. s., 150 e. of 7th av., 25x197.6.	Henry Van Schaick to Chas. Johnson.	45,000
27th st., n. s., 150 e. of 7th av., 50x197.6.	Henry Ferris to Lewis and Jos. Colwell.	13,400
29th st., n. s., 208.4 w. of 6th av., 16.7x62.5.	Bradford D. Bradley to John J. Brown.	8,000
30th st., s. s., 139.6 w. of 6th av., 36.9x100x37.6x98.4.	Michael Weckele to Marg't. Hogan.	27,000
31st st., s. s., 300 e. of 4th av., 19.3x98.9.	Ed. C. Bean to Thos. W. Watson.	18,000
32d st., n. s., 206.4 e. of 7th av., 22.11x45.8x39x18.8.	John Devlin to T. and F. Kilian.	5,500
32d st., n. s., 200 e. of 2d av., 40x98.9.	Robert J. Clyde to Thos. Connor.	19,000
32d st., s. s., 296 w. of 3d av., 18x98.9.	Meta A. A. Toelke and ano. to John C. Leyh.	7,500
33d st., s. s., 152.6 e. of 7th av., 17.6x39.	Jacob Stehle to Thos. Reed.	8,800
33d st., n. s., 250.11 w. of 8th av., 24.1x98.9.	Noah A. Childs to Fanny Dawson Spencer.	32,500
34th st., n. s., 175 w. of 2d av., 25x98.9.	Hannah Parfitt to Patrick S. Colton.	19,000
34th st., n. s., 291.8 w. of 7th av., 16.8x98.9.	Almira Thatcher to Mary A. Nicholson.	20,000
36th st., n. s., 355 e. of 6th av., 20x98.9.	Jeremiah Larocque to Mary F. Payson.	15,000
36th st., n. s., 83.2 e. of 2d av., 16.9x98.9.	E. Ellery Anderson to Michael Grace.	2,500
36th st., n. s., 225 e. of 6th av., 25x98.9.	Henry R. Dunham to Benedict Fischer.	7,000
36th st., n. s., 407.6 w. of 5th av., 18.5x98.9.	W. C. Wetmore to Sarah A. Post.	25,000
37th st., s. s., 165 w. of 3d av., 40x98.9.	Patrick S. Colton to Peter Bleok and ano.	16,750
39th st., n. s., 65 e. of Lexington av., 18x83.	Elizabeth Fuller to Sarah A. Brintnall.	18,500
39th st., n. s., 100 e. of Lexington av., 24x191.5x23.2x123.	Francois Gross to Archibald Scott.	24,000
39th st., n. s., 100 e. of 9th av., 20x98.9.	Michael Connolly and ano. to Esther Lichtenstein.	51,000

40th st., n. s., 60.2 e. of 3d av., 22.2x234.5x27.7x122.2.	Chas. A. Zoebisce to Louis Horwitz.	\$18,700
40th st., s. s., 165.6 w. of 5th av., 19.6x98.9.	Wm. V. Brady to Tryphena Bayard.	13,000
40th st., s. s., 360 w. of 7th av., 20x98.9.	Michael Gerraghty to James Holligan.	11,000
42d st., s. s., 254 e. of 5th av., 22x98.9.	Ellen Scott to Matilda S. Burton.	32,500
42d st., n. s., 255 e. of 3d av., 50x100.5.	Stephen Wood to Adolph Frankfield.	10,500
43d st., s. s., 216.8 w. of 9th av., 16.8x100.4.	John Wakeman to Susan Berry.	11,000
44th st., n. s., 130 w. of 2d av., 25x95.11.	Rosalie D. Davis to Michael Curran and o's.	2,000
45th st., n. s., 168.11 e. of 7th av., 17.2x100.4.	Geo. D. Coggeshall to Sarah A. Bailey.	14,500
51st st., s. s., 19 e. of 1st av., 18x100.5.	Geo. Stoutenbergh to Christina Heinecke.	10,000
52d st., s. s., 575 e. of 11th av., 24.6x100.5.	Wm. Reynolds to Wm. H. Leinkauf.	12,000
53d st., n. s., 189.3 e. of Lexington av., 17.10x100.5.	Jno. E. Underwood to Matilda Lacey.	16,000
55th st., n. s., 300 w. of 2d av., 16.7x100.4.	P. Hayes to Lydia A. Conklin.	4,500
56th st., s. s., 313 w. of 8th av., 20.8x100.5.	Corns. D. Brakely and another to Harriet L. Collins.	26,000
56th st., n. s., 275 e. of 9th av., 50x25.2x50.4x31.5.	D. Cushman to Mary A. Doherty.	4,000
57th st., s. s., 200 w. of 7th av., 35x101x35x106.11.	Corns. P. Ross to Bern. Duffy.	12,500
58th st., s. s., 292.4 w. of 8th av., 20.8x100.5.	Corn. S. Brakely to Caroline K. Read.	20,000
58th st., s. s., 325 w. of 5th av., 100x100.5.	C. G. Havens to G. Douglas.	34,000
78th st., n. s., 305 w. of 2d av., 110.8x102.2.	A. Stern and others to J. Waldheimer.	56,000
80th st., n. s., 258 e. of 5th av., 42x102.2.	Terence Farley and another to Lavinia S. Bond.	13,000
114th st., s. s., 100 e. of 10th av., 100x100.11.	G. E. Horne to M. Kepler.	7,100
117th st., s. s., 420 w. of 5th av., 25x100.	F. Duffy to D. A. Hedger.	1,100
118th st., n. s., 188 w. of Av. A., 18.9x100.5.	Martha L. Tunison to C. Hoffman.	9,000
119th st., n. s., 148 e. of Av. A., 25x100.10.	C. H. Randall and another (Exors. &c.) to C. W. Pensley.	1,600
119th st., n. s., 178 e. of Av. A., 25x100.10.	C. H. Randall and another (Exors. &c.) to Otis T. Hull.	1,600
119th st., s. s., 240 w. of 2d av., 20x100.11.	A. Howland to Martha Dipnall.	8,500
122d st., n. s., 200 e. of 4th av., 35x100.11.	Mary S. Baldwin to T. S. Deveau.	2,300
123d st., s. s., 161.1 w. of 3d av., 24.1x102.4x16.6x101.10.	E. B. Stead to J. Ramsey.	4,500
124th st., n. s., 137.6 e. of 2d av., 18.9x100.11.	J. Adriance to W. E. Brinkerhoff.	14,500
124th st., n. s., 240 e. of 4th av., 25x100.11.	Caroline P. Brown to L. D. Ormsby.	2,000
124th st., s. s., 50 e. of 6th av., 8x25.2.	G. B. Huestis to J. H. Goodwin and another.	500
126th st., n. s., 125 e. of 8th av., 200x99.11.	E. H. Brown to M. C. Hull.	12,000
128th st., s. s., 236.3 e. of 3d av., 18.9x99.11.	Lavinia R. Gerken to J. Steward.	8,550
128th st., s. s., 105 e. of 3d av., 18.9x99.11.	O. S. Marshall to J. Schlessinger.	9,000
128th st., n. s., 365 w. of 4th av., 18.9x99.11.	J. T. Hunt to Eliza Smackhamer.	10,500
129th st., s. s., 178.9 e. of 5th av., 18.9x99.11.	Ellen Van Tassel to N. D. Herder.	13,500
141st st., n. s., 225 e. of 11th av., 50x100.	Elijah Lee's Exors. to Mary Flynn.	3,900
Lexington av., e. s., 40. s. of 45th st., 20x80.	H. Blesson and another to R. McCafferty.	25,250
Madison av. and 79th st., s. e. cor., 36x80x39x20x100.	Myrtilla H. Daly to Emily B. Hurry.	21,200
Av. C, e. s., 46.11 n. of 8th st., 23.6x63.	J. Howard to A. Simon and another.	15,500
Av. C and 13th st., s. w. c., 30.4x70.	J. Kelly to H. Miller.	14,500
1st av., w. s., 57.6 n. of 7th st., 20x50.	Ebenezer Wilson and others (Exors. &c.) to J. Carey and another.	9,900
1st av., w. s., 77.6 n. of 7th st., 20x50.	E. Willson and others (Exors. &c.) to J. Carey.	9,900
97.6	" " " " to M. Jacobs.	9,900
1st av., w. s., 52 s. of 8th st., 24.6x50.	M. Jacob to E. Ohl.	17,300
1st av., e. s., 75.6 s. of 23d st., 23.3x94.	F. Rust to Fredk. Kretz.	13,850
1st av. and 51st st., n. e. c., 5.7x32.3x31.10.	J. M. Beakman to W. C. Lester.	1,500
2d av., w. s., 25.3 s. of 95th st., 25x100.	G. Stannard to Jno. J. Reid.	825
3d av. and 44th st., s. w. c., 21x80.	Charlotte Holthus and another to E. McDonald.	29,700
3d av., w. s., 100 s. of 120th st., 26x125.	Ann C. Wilson and others to J. S. Dale.	3,674
3d av., e. s., 80 s. of 125th st., 24.1x80.	A. Balconi to Alex. Muller.	11,500
6th av., w. s., 67.2 s. of 6th st., 21.2x80.	W. F. Allen and another (Exor. &c.) to H. Hoquet.	12,000
6th av. and 49th st., s. e. c., 23.5x60.	Catherine Goetz to M. Weckerle.	27,000
6th av. and 56th st., n. w. c., 100x74.5.	S. V. Hoffman to W. H. McCormach.	31,500
6th av., w. s., 100.5 s. of 59th st., 25x100.	E. Dewitt Exor. &c. to P. and M. Strauss.	15,900
7th av., e. s., 110.6 n. of 11th st., 25x68.10.	J. B. Huse to V. Hammann.	13,000
8th av., e. s., bet. 40th and 41st sts., 38.4x59.6.	J. H. Heller to Louisa Jablonski.	40,000
8th av., e. s., 100 s. of 41st st., 19.2x59.6.	Louisa Jablonski to H. Jagle.	23,000
8th av., w. s., 100 n. of 47th st., 19.3x100.	W. C. Lester to Chas. C. Keys.	19,000
9th av. and 44th st., n. w. cor., 20.1x65x20x15x40.1x80.	Henrietta Perry to T. Schmidt.	21,400
11th av., e. s., 25.1 s. of 65th st., 100x75.3.	Mary C. Chadwick to H. Wilson.	4,425
11th av., w. s., 74.11 s. of 145th st., 25x100.	G. H. Scott to J. Whitney.	2,500

May 4th.

Amity st., n. s., 111.9 e. of Macdougall, 23x100.	John Cocks to Jane McDonnell.	\$10,000
Broadway and 215th st., to 10th av.	John F. Barkley to Benj. F. Raynor.	7,000
Broome st., s. s., 80 e. of Orchard st., 20x87.6.	John Marks and ano. to Freiderich Heerlein.	10,000
Clinton st., e. s., 150 s. of Stanton st., 50x100.	Tona Henry to Isabella Glass.	28,060
Delancey st., s. s., 60 e. of Cannon st., 21x75.	Edwd. W. Willett to Rev. Michael McKenna.	8,000
Eldridge st., w. s., (Nos. 15, 17 and 17 1/2) 50x100.	Phillip Hoegg to John H. Muegge.	24,000
Greenwich st., e. s., (No. 347) 25x100.	Wm. Cunningham, (Ex. &c.) to Eleanor Delamater, Q. C. nom.	18,000
Greenwich st., w. s., (No. 442) 20.10x80.	John O'Neill to James Loughran.	18,000
Houston st., n. s., 67.4 e. of Av. D., 22.8x70.	Julia A. Welling to Wm. Stelz.	9,000
Jane st., s. s., 110 w. of Washington st., 44x70.5.	John Moir to Wm. H. Daggett.	8,300
Monroe st., n. s., 22.1 e. of Montgomery st., 20x67.4.	Stephen Whitney to Michael Doran.	8,500
Orchard st., w. s., 58 s. of Rivington st., 27x50.2.	Seligman Rothschild to Carl & Jno. Winzel.	17,300
Perry st., s. s., 100 e. of 4th, 51.6x95.	William Vallean to Hiram Ives.	13,000
Washington and Bank sts., n. e. c., 22.9x65.5.	Wm. Dougherty and ano. to Thomas Fleming.	16,000
Washington and Carlisle sts., n. w. c., 39x18.11.	Eliz'th. Mayer and o's to Daniel Hays.	9,000
Washington st., e. s., 78.6 n. of Horatio st., 18.1x91x12.1x7x5.7x85.5.	Saml. Bruhl and ano. (Trees. &c.)	7,500
3d st., (No. 282) 22.6x106.	John Siemin to Theodore Sigrist. (Cont.)	15,000
10th st., s. s., 225 e. of 2d av., 25x92.4.	Elias E. Aaron to Ferdinand Kruger.	17,000
12th st., s. s., 300.6 w. of Greenwich av., 20.7x89.9x20.8x91.9.	John Foster (Exr. &c.) to John J. Henley.	15,000
12th st., n. s., 61.9 e. of 4th st., 22x33.5x18.4x32.3.	Peter McCormick to Martin McCormick.	4,500
13th st., n. s., bet. Ays. A and B, (lot 510 Stuyvesant Est.)	Catherine Hamraty to Wm. Ernst and another.	10,900
14th st., s. s., (No. 328 East) 22.6x103.3.	Fred'k. M. Peyser to John O'Donnell.	17,400
14th st., s. s., 200 w. of 8th av., 25x103.	Anth'y. C. Rossire to Chas. DeRham.	20,000
18th st., n. s., 292.10 e. of 5th av., 38.9x77x8.6x56x7x26.6.	Daniel C. Kingsland and ano. to Edwin Hoyt.	50,000
21st st., n. s., 200 w. of 6th av., 25x98.9.	Wm. H. Robson (Exr. &c.) to Charlotte Morris.	24,500
23d st., n. s., 131.5 w. of Av. A., 150x197.6x75x98.9x75x98.9.	Wm. H. H. Schemerhorn to Adam S. Cameron.	60,000
25th st., s. s., 225 e. of 11th av., 50x98.9.	John Adair to John J. Sigler, Jr.	7,000
28th st., s. s., 380 e. of 2d av., 20x98.9.	Louise Severin Chabada to Fred'k. Materne.	4,000
28th st., s. s., (lot 816 Cruger's Rose Hill Est.) 25x98.8.	28th st., n. s., (lot 817 Cruger's Rose Hill Estate) 25x98.8.	20,000
31st st., s. s., 375 e. of 8th av., 25x98.9.	Wm. Niemann to Geo. Zuckschwerdt.	23,440
32d st., n. s., 336.3 w. of 9th av., 21.3x98.9.	Peter Hefferan to Christ. L. Schwarz.	12,000
41st st., n. s., 100 e. of 2d av., 16.8x98.9.	Jas. E. McCormack to Eliza Kimball.	13,500
42d st., n. s., 227.10 e. of B'dway 20x100.5.	Eliza Phillips to Edward Delafield.	34,000
46th st., s. s., 225 w. of 2d av., 25x100.5.	Joseph Kollman to Joseph Pelz.	23,000
47th st., n. s., 337.6 e. of 10th av., 18.9x100.5.	Eliz'th G. Howells to Henrietta L. Robinson.	18,250
51st st., s. s., 218.9 e. of 2d av., 18.9x70.5.	Peleg A. Spencer to John C. Minturn.	11,000
53d st., n. s., 215 e. of 2d av., 103x100.5.	Wm. A. Dorley to Nathaniel J. Burchell.	20,000
53d st., n. s., 410 w. of 5th av., 4x100.5.	Griffith Rowe to D. Dinkelspiel and o's.	2,000
53d st., n. s., 231.3 e. of 7th av., 18.9x100.5.	Edwd. C. Williams to James Hale (Trustee &c.).	18,150
57th st., n. s., 322 w. of 1st av., 66.2x100.4.	Hannah Parfitt to Myer Rosenblatt.	25,000
60th st., n. s., 45 e. of Lexington av., 20x100.5.	John Glass to Tena Henry.	32,000
71st st., n. s., 400 w. of 8th av., 50x102.2.	Isaac Bell to Edward Kearney.	10,000
74th st., n. s., 100 w. of 3d av., 25x102.2x125x25.6x100x76.8.	Eliza A. Samanos to Jos. Agate.	8,500
76th st., n. s., 45 e. of Madison av., 50x204.4.	Peter B. Amory to Griffith Rowe.	20,000
78th st., n. s., 152.10 w. of 2d av., 13.10x102.2.	G. T. Beekman to Jonas H. Monheimer.	14,500
83d st., n. s., 255.6 w. of 3d av., 25.7x102.2.	Helen Swift to Josephine S. Sparks.	8,700
83d st., n. s., 150 e. of 5th av., 8x102.2 (1/2 share).	Maria Louise Lee (by Guard.) to Chas. Knox and ano.	4,333
83d st., n. s., 150 e. of 5th av., 80x102.2 (1/2 share).	Robert P. Lee and o's to Chas. Knox & o's.	21,666
84th st., n. s., 161.8 w. of 2d av., 20x102.	Fred'k E. Westbrook to Mary Jane Pitkin.	11,000
86th st., n. s., 75 e. of Av. B., 75x100.8.	Henry J. Cullen, Jr. (Referee) to Henry Gane.	2,625
96th st. & 11th av., n. e. c., 25.2x335x100.11x225x75.9x100.	Jacob Voorhis, Jr. to Wm. B. Dick.	39,000
Lexington av., e. s., 75.5 n. of 51st st., 50x100.	Sarah Heiser and ano. (Exrs. &c.) to Abm. Kastor.	10,000
Lexington av., w. s., 129 n. of 50th st., 21.5x100.	Wm. H. Mountford to Daniel Ryan.	5,200
Av. D, w. s., 72 s. of 10th st., 22x93.	Michael Coleman to James Gregory.	8,500
Av. D, w. s., 72 s. of 10th st., 22x93.	Ludovic Bouquet to Michael Coleman.	7,750
1st av. and 69th st., n. e. cor., 25.1x113.	John Paul to Leonard Guttfleisch.	5,100

ALL T THE STREETS.

Below we give the official action of the Common Council with regard to our city streets during the last two months. It has never been published in this compact shape, and will be found invaluable to real estate owners:

OPENING STREETS.

85th and 89th st., from 5th Ave. to East River, Feb. 19, 1868.
Madison avenue, from 56th to 120th sts., Feb. 19, 1868.
90th, 91st, 92d, and 93d sts., from 4th to 5th aves., Feb. 19, 1868.
101st, 118th, 126th, 127th, and 131st sts. (became a law), Feb. 19, 1868.
104th st., from 5th ave. to East River, Feb. 11, 1868.
112th st., from 8th ave. to Harlem River (became a law), Feb. 19, 1868.
125th st., from 6th to 8th aves. (became a law), Feb. 19, 1868.
70th st., from 5th ave. to East River (became a law), Feb. 19, 1868.
67th and 82d sts. (became a law), Feb. 19, 1868.

CROTON MAINS.

55th st., from 6th ave. to Broadway, March 2, 1868.
53d st., from 10th ave. to 11th ave., March 12, 1868.
56th st., from 10th ave. to 11th ave., March 12, 1868.
55th st., from 10th ave. to 11th ave., March 12, 1868.
57th st., from 6th ave. to Broadway, March 2, 1868.
58th st., from 6th ave. to 7th ave., March 12, 1868.
43d st., from 3d ave. to Lexington ave., March 2, 1868.
62d st., from Broadway to 9th ave., Feb. 11, 1868.

GAS MAINS.

Ave. A. from 122d to 123d sts., Apr. 14, 1868.
50th st., from 6th to 7th aves., Feb. 11, 1868.
55th st., from 6th to 7th aves., Feb. 21, 1868.
56th st., from 6th to 7th aves., March 27, 1868.
49th st., from 10th to 11th aves., Feb. 18, 1868.
92d st., from 5th ave. to Broadway, Feb. 8, 1868.
140th st., from Broadway to 11th ave., Feb. 14, 1868.
112th st., from 2d ave. to Harlem River, Feb. 11, 1868.
118th st., from 3d to 4th aves., Feb. 11, 1868.
116th st., from 3d to 4th aves., Feb. 11, 1868.
123d st., from Ave. A. to 1st ave., April 13, 1868.
131st st., from 10th ave. to Hudson River, April 14, 1868.
62d st., from Broadway to 9th ave., Feb. 11, 1868.

CROSSWALKS.

Corner Houston and McDougal sts., Feb. 3, 1868.
222 Greenwich st., Feb. 1, 1868.
Corner Grand and Orchard sts., Feb. 3, 1868.
Cottage place and Downing st., Feb. 1, 1868.
1166 to 1169 Broadway, Feb. 11, 1868.
Pier 4, N. R., Feb. 19, 1868.
Waverly place and Gay st., March 12, 1868.
West st., opposite pier 51, N. R., March 12, 1868.
3d ave., 56th to 109th sts. (intersecting sts.), March 24, '68.
Elizabeth and Prince sts., March 30, 1868.
Stanton and Orchard sts., March 30, 1868.
316 Greenwich st., March 30, 1868.
130th and 4th ave., April 7, 1868.
Chrystie and Stanton sts., March 30, 1868.
Forsyth and Stanton sts., April 13, 1868.
42d st., between 7th and 8th avs.

FLAGGING SIDEWALKS.

Dominick st., from Clarke to Varick, March 30, 1868.
11th ave., from 42d to 47th st., March 24, 1868.
57th st., bet. 1st and 2d aves., Apr. 7, 1868.
1st ave., from 36th to 39th st., April 6, 1868.
Greenwich st., from Morris st. to Battery Place, Apr. 7, 1868.
King st., n. s., from Washington to West st., Feb. 4, 1868.
Leroy st., from No. 64 to Washington st., March 30, 1868.
93d st., bet. 2d and 3d aves., Feb. 1, 1868.
Rector st., from Washington to West st., April 7, 1868.
2d ave., from 19th to 20th st., March 24, 1868.
3d ave. and 23d st. (repair) Feb. 11, 1868.
31st st., from 3d to Lexington ave., March 3, 1868.
3d ave., from 117th to 125th st., Feb. 20, 1868.
13th st., from 1st ave. to Ave. A., March 12, 1868.
34th st., from 9th to 10th ave., March 12, 1868.
10th ave., bet. 44th and 45th st., Feb. 11, 1868.
10th ave., bet. 48th and 54th st., Feb. 11, 1868.
29th st., bet. Broadway and 6th ave., March 30, 1868.

SEWERS AND RECEIVING BASINS.

Broome st., from Varick to Sullivan sts., March 12, 1868.
Forsyth st., from Rivington to Stanton sts., March 30, 1868.
54th st., 10th and 11th avs., Feb. 18, 1868.
56th st., 6th ave. and Broadway, Feb. 11, 1868.
55th st., 6th and 7th avs., Feb. 19, 1868.
55th st., 10th and 11th avs., Feb. 19, 1868.
57th st., 10th and 11th avs., Feb. 11, 1868.
57th st., 6th ave. and Broadway, March 12, 1868.
50th st., 1st ave. and E. R., March 30, 1868.
48th st., 10th and 11th avs., Feb. 11, 1868.
46th st., 8th and 9th avs., March 12, 1868.
44th st., 7th and 8th avs., March 12, 1868.
46th st., 2d ave., E. R., April 14, 1868.
75th st., 1st ave., E. R., Feb. 20, 1868.
62d st., Broadway and 9th ave., Feb. 19, 1868.
3d ave., 116th and 116th sts., March 24, 1868.
Watt st., Varick and Sullivan sts., March 12, 1868.

REGULATING, GRADING, ETC.

8th ave., from 125th to 155th st., March 26, 1868.
11th ave., from 52th to 59th st., Feb. 18, 1868.
80th st., from Bloomingdale road to 11th ave., March 26, 1868.
53th st., 10th and 11th ave., April 3, 1868.
55th st., 10th and 11th ave., March 26, 1868.
1st ave., from 92d to 109th st., Feb. 24, 1868.
56th st., from 3d to 6th ave., April 15, 1868.
51st st., from 5th to 6th ave., March 30, 1868.

43d, 44th, and 45th st., west of 11th ave., Feb. 21, 1868.
4th ave., from 103d to 124th st., March 26, 1868.
92d st., Broadway, and 8th ave., Feb. 11, 1868.
125th st., 9th ave., H. R., Feb. 1, 1868.
121st st., Ave. A., 1st ave., March 26, 1868.
110th st., 6th and 9th ave., Feb. 25, 1868.
121st st., 3d and 4th ave., Feb. 11, 1868.
114th st., 1st and 2d ave., Feb. 11, 1868.
121st st., 3d ave., Mount Morris Square, Feb. 11, 1868.
106th st., 2d and 3d ave., Feb. 11, 1868.
111th st., 5th ave., E. R., Feb. 21, 1868.
134th st., from 4th to 8th ave., Feb. 11, 1868.
130th st., 6th and 8th ave., Feb. 11, 1868.
132th st., 8th ave., Harlem River, Feb. 20, 1868.
116th st., 3d and 5th ave., Feb. 21, 1868.
67th st., 4th and 5th ave., Feb. 11, 1868.
69th st., 3d and 4th ave., Feb. 19, 1868.
67th st., from 10th to 11th ave. (became a law), April 14, 1868.

WOODEN PAVEMENT.

Bridge st., Feb. 11, 1868.
Courtlandt st., from Broadway to Greenwich (over veto), March 23, 1868.
Exchange place (over veto), Feb. 29, 1868.
Franklin st., from Elm to West st. (over veto), Feb. 29, '68.
Gt. Jones st. (over veto), Feb. 29, 1868.
Hall place, 6th and 7th sts., March 19, 1868.
Irving place, 14th to 20th st., March 21, 1868.
Liberty street, Feb. 11, 1868.
Marketfield st., Whitehall to Broad st. (over veto), Feb. 29, 1868.
Murray st., Broadway to West st. (over veto), Feb. 29, '68.
New st., Feb. 11, 1868.
9th st., 6th ave., Broadway (over veto), Feb. 29, 1868.
Pearl st., Wall to Hanover st., Feb. 11, 1868.
Rector st., Feb. 11, 1868.
7th ave., 14th to 59th st. (over veto), March 10, 1868.
6th ave., 42d to 59th st. (over veto), March 9, 1868.
16th st., 4th ave., Rutherford pl. (over veto), March 21, '68.
33rd st., 5th and 6th avs. (over veto), Feb. 29, 1868.
27th st., 5th and 6th avs. (over veto), Feb. 29, 1868.
24th st., Broadway and 6th ave. (over veto), Feb. 29, 1868.
24th st., 1st to Madison ave. (over veto), Feb. 29, 1868.
23rd st., 11th and 12th avs., March 18, 1868.
12th ave., 22d and 24th sts., March 18, 1868.
Washington pl., Broadway and University pl., became law Feb. 20, 1868.
William st., entire length (over veto), Feb. 29, 1868.

BELGIAN PAVEMENT.

89th st., from 2d to 3d ave., Feb. 3, 1868.
52d st., from 2d ave. to East River, Feb. 11, 1868.
59th st., from 10th ave. to North River, Feb. 14, 1868.
46th st., from 2d to 3d ave., Feb. 11, 1868.
Lexington ave., from 57th to 66th st., March 16, 1868.
78th st., from 1st to 2d ave., Feb. 14, 1868.
62d st., from Broadway to 9th ave., Feb. 11, 1868.
25th st., from 3d to Madison ave., Feb. 11, 1868.
23d st., from 10th to 11th ave. (became a law), Feb. 14, 1868.
21st st., from 6th to 7th ave., March 24, 1868.

MISCELLANEOUS APPROVALS.

Laurens st., widening of, April 15, 1868.
Lexington ave., extension, Feb. 20, 1868.
Reward for the Murderer of Peter Lend, Apr. 14, 1868.
Pavement of 124th st., from 1st to 3d ave., Fisk (became a law), March 2, 1868.
Remove Obstruction Pier 47, N. R., Feb. 1, 1868.
Build Pier Terminus, 2d ave. (became a law), March 18, 1868.
Build Pier, foot of 34th st., to grade of street, Feb. 24, '68.
Fire Hydrant, s. w. cor. of 100th st. and Ave., Feb. 1, 1868.
Free Hydrant, cor. 55th st. and 11th ave., Feb. 4, 1868.
Renumber Fulton st. (became a law), March 13, 1868.
Free Hydrant, cor. 5th ave. and 110th st., March 12, 1868.
Free Hydrant, 57th st., 10th and 11th ave., March 24, 1868.
Free Hydrant, 115th st. and 1st ave., March 31, 1868.

REAL ESTATE MARKET.

The amount of business transacted this week was necessarily limited, as the great rush for improved property is, since the first of May, comparatively over. This is a very opportune time to take an extended view of the real estate market in this and several other of the large cities of the Union, as the past season has been a very lively and most remarkable one in the annals of the real estate market. During the past year several co-operative societies have been formed for the purpose of enabling its members to purchase lots at reasonable prices and by conveniently small installments. One of these, "The New York Co-operative Building Society," numbering at present between 350 and 400 members, has purchased about 400 lots, averaging each about \$200, in the Eighteenth Ward, Brooklyn. The West Side Association, formed within the past year, has greatly contributed to the development of improvements, both public and private, within its boundaries; and on Tuesday evening the East River Improvement Association held its third meeting, adopted articles of association, and elected an executive committee, consisting of the following gentlemen:—John Roach, George B. Jackson, D. D. Wright, H. W. Lowber, James R. Taylor, Ephraim Miller, Jr., Harvey C. Calkins, C. P. Rogers, T. F. Secor, John Dunon, Christian Metzger, Thomas T. Rowland, Erastus W. Smith, Benjamin F. Kreischer, Andrew Mills. According to the by-laws this Executive Committee shall be divided into the following standing committees of three: "On Legislation, and Removal of Obstructions from East River;" "on Docks,

Piers, and Wharves;" "on Sewers, Pavements, and Regulating and Grading streets;" "on Ordinances and Laws;" "on Taxation, Assessments, and Finance." The object and business of the Society is set forth in the second article, which read originally as follows:—

The object of the association shall be to do such things as to the Association or its Executive Committee may deem proper for the general welfare of the real estate within the district of the city lying between Grand and Thirty-fifth streets, and East of third avenue, and for the general improvement of the navigation of the East River.

Several gentlemen, who were present at the meeting, recommended the extension of the boundaries beyond Third avenue to Fifth avenue, so as to meet those of the West Side Association, as many influential men or large property holders, such as Mayor Hoffman and Peter Cooper, Esq., live between these two avenues. The clause of the second article referring to the boundary was therefore amended so as to read: "The district of the city lying south of Thirty-fifth street and east of Fifth avenue." The by-laws and articles are based upon and correspond to those of the West Side Association. Mr. E. M. Barnum, the secretary, read at the meeting a report of the improvements that have been made on Hell-Gate, and intimated that the association would petition Congress to make an appropriation of \$2,546,000 for the purpose of enlarging the channel to such an extent that vessels of the largest tonnage may pass with as little danger as in entering the bay. Should this consummation of the present work be obtained, it is very evident that real estate along the East River would soon rise in value. All these associations have tended in a great measure to enhance the value of property, and, in anticipation of the erection or excavation of areal and subterranean railroads, even large farms in the vicinity of Central avenue and MacCombe's Dam, are being divided into city lots, and companies of speculators are anxiously endeavoring to purchase tracts of land in Westchester County, which, though now remote from the city, must undoubtedly within a few years be a suburban part of this great metropolis—for instance, the Stebbins farm in West Morrisania, which forms part of the Inwood estate, that comprises between 400 and 500 city lots, being part of the great Morris tract lying on both sides of Central avenue. Several hundred acres of land, in immediate proximity to this property, it is understood, have been purchased for a grant depot for the Pacific Railroad Company.

Gradual changes are being made in several parts of the city, as the aggressive wave of commerce is rapidly encroaching on the precincts of fashion; and localities that, but a few years ago, were only inhabited by families of the wealthier classes, have gradually descended from that aristocratic status, and first becoming fashionable boarding-houses, and middle-class dwellings, swiftly became metamorphosed into tailoring and millinery establishments; and within the past year large retail dry goods establishments have sprung up where, only three years ago, many of our Knickerbocker families resided. This is preeminently the case with Union Square; and Madison Square, especially on Twenty-second street, shows signs of succumbing to ambitious shop-keepers and tradesmen, who seem determined to push their business places to the very verge of the most aristocratic quarters. The wholesale dry goods stores now extend to Canal street, which will soon become a large wholesale centre; and some of the brick dwellings on Lispenard and Church streets will soon be removed to make way for large, commodious warehouses. Property in the vicinity of St. John's Park is changing since its conversion into a railway depot, and the number of cheap boarding-houses is becoming gradually less, as the premises are wanted for factories, storehouses, &c. Real estate about Washington Square is not in much demand, although houses there fetch very high rents; this inactivity may be attributable to the questionable character of the contemplated junction of Fifth Avenue and Thompson street, which might not improve the park. There has been a considerable change in the Eighth ward, and the lower portions of Mercer, Greene, Wooster, Laurens and Thompson streets are undergoing considerable change, as many tobacco, notions, paper boxes, piano, artificial flowers, &c., factories are springing up; and the streets between Bleecker and Fourteenth are assuming the objectionable character which now distinguishes the upper portions of those streets at right angles to Canal. The renting business in moderately-priced houses has been fair, but in first-class high stoop, &c., houses, of from \$3,500 to \$6,000 the season has been poor. Until late years furnished houses rented well, but now they are a drug in the market; but owners hope that in the fall better prices may be obtained. Quite a number of people doing business in New York have gone over to Jersey City and Hoboken to live, as small self-contained houses at very mod-

erate rents can be obtained, and the tedious ride in the city cars, from similar houses in up-town districts, is avoided.

Brooklyn property in the vicinity of Prospect Park has advanced during the year fully 20 per cent. on an average. Nothing was done in it this week; but next Tuesday and Wednesday Johnson & Miller will have a large sale of Eighteenth and Nineteenth Ward vacant lots, the former of which for working men may be purchased for \$150 to \$200.

Great activity prevails among builders in Philadelphia, and during the last four months 1,109 permits were issued against 767 of the corresponding months of 1897, and the probability is that the whole number for the year will exceed 5,000. These are to be nearly all two, three, and four-storied dwellings, built of brick, in the Philadelphia style, at the estimated average cost of \$3,000 apiece, which gives the sum of \$15,000,000 to be expended this year on new buildings. The official reports show that there are in the corporate limits of that city 101,005 dwellings, independent of other kinds of buildings, of which 80,804 are of brick, 6,885 of stone, and only 13,819 of wood. The census shows that the city doubles its population every 20 years, and in 1870 it is expected to be 850,000. The number of dwellings does not keep pace with the growth of the population, for houses are in great demand and rents were never so high as they are at present.

Cincinnati is not so jubilant, as first-class dwelling houses have been selling there at prices that would hardly cover the cost of putting up the buildings. But, to counterbalance this, there is a fair demand for moderate and small houses, and in the value of these the decline has been comparatively light, while rents are well sustained. There is a prospect of great improvement, as the mania for country residences is subsiding on Mt. Auburn and Walnut Hills, where small houses are being built in every direction.

Boston shows a good report of real estate transactions within the past year, and building in the city and suburbs is unusually brisk. Among the improvements is the erection of a new grain elevator for the Boston and Albany Railroad. In Roxbury, Chelsea, and Woodlawn Cemetery, several large tracts have been sold for division into city lots.

SALES.

During April the auction sales of real estate in this city have amounted to 772 pieces of property, which were sold for \$5,808,514; and in Brooklyn to 249 pieces for \$978,779. There were 1,452 transfers, amounting to \$23,833,183, and 194 leases, amounting to \$497,981. The transfers in Brooklyn were 1,233, amounting to \$7,610,017, and 69 leases, amounting to \$52,432. The subjoined are the sales by the following auctioneers since our last issue:

THURSDAY, APRIL 30.—By MULLER, WILKINS & Co.—1 lot on the corner of 110th st. and 10th ave., 25x100; purchased by Max Weil for \$2,725; 1 lot adjoining the above, on 9th ave., 25x100, purchased by Max Weil for \$1,775; the adjoining lot, 25x100, purchased by Max Weil for \$1,675; 1 lot adjoining, 25x100, purchased by Max Weil for \$1,650; 1 lot on the corner of 109th street and 10th ave., 25x100, sold for \$2,650; 1 lot adjoining, 25x2x100, sold for \$1,675; two lots adjoining, each 25x100, purchased by Mr. Maxwell for \$1,000 each; two lots on 9th ave., betw. 109th and 110th sts., each 25x100.11, sold for \$4,275 each; 1 lot on 110th st., 25 feet from 9th ave., and 1 lot in the rear on 109th st., each 25x100.11, sold for \$2,750 each; 2 lots on 110th st., and 2 lots on 109th st., 50 feet from 9th ave., each 25x100.11, sold for \$2,225 each; two lots on 109th st., and two lots on 110th st., 100 feet from 9th ave., each 25x100.11, sold for \$2,425 each; four lots adjoining, each 25x100.11, sold for \$2,350 each; four lots adjoining, each 25x100.11, sold for \$2,150; two lots adjoining, each 25x100.11, sold for \$2,100 each; two lots adjoining, each 25x100.11, sold for \$2,175 each; eight lots adjoining, each 25x100.11, sold for \$1,900 each; 1 lot on 110th st., and 1 on 109th st., 100 feet from 10th ave., each 25x100.11, purchased by Mr. Max Weil for \$1,675 each; 2 adjoining lots, each 25x100.11, purchased by Mr. Max Weil for \$1,575 each; 4 adjoining lots, each 25x100.11, purchased by Mr. Berhelmer for \$1,575 each; 8 lots adjoining, each 25x100.11, sold for \$1,650 each; 4 lots adjoining, each 25x100.11, sold for \$1,700 each; 4 adjoining lots, each 25x100.11, sold for \$1,750 each. By A. J. BLEECKER, SON & Co.—4-story brickhouse and lot No. 340 Bowery, lot 26x105, purchased by S. M. Ledour for \$48,250. BROOKLYN SALES, by JOHNSON & MILLER—2 lots on Wyckoff st., near Grand ave., each 25x147, purchased by F. Ansley for \$1,050 each; gore plot of ground, with small house, on Degraw st., near Classon ave., 66x110, purchased by J. H. Collins for \$2,050; 5 lots on Floyd st., near Tompkins ave., each 20x100, purchased by L. Harris for \$975 each; 2 lots on the south-east corner of Tompkins avenue and Stockton st., each 25x90, purchased by Wm. Farlee for \$1,400; 2 lots on Floyd st., near Throop ave., each 25x100, and 2 lots on Stockton st., 25x100, purchased by Wm. Farlee for \$800 each; 7 lots on north-side of Warren st., near Bond st., 20x100, purchased by Mr. Ansley for \$1,000 each; 1 lot on south-east corner of Bond and Wyckoff sts., 20x100, purchased by John Moran for \$1,500; 1 lot on Bond st., near Wyckoff, 20x92.6, purchased by James Burnett for \$975; 5 lots on the north-west corner of Warren and Nevins sts., each 20x92.6, purchased by James Burnett for \$1,650 each; 4 lots on Wyckoff st., near Bond st., each 20x100, pur-

chased by Wm. Farlee for \$1,075 each; 1 lot adjoining, 20x100, purchased by W. H. Cummings for \$1,000; 1 lot adjoining, 20x100, purchased by Wm. Sweeney for \$1,025; 4 lots adjoining the above, each 20x100, purchased by M. Farrell for \$1,025; 1 lot on Wyckoff st., near Nevins st., 20x100, purchased by F. Ansley for \$1,000; 1 lot on Warren st., north-side, near Nevins st., 20x100, purchased by M. Farrell for \$900. ASTORIA, by E. H. LEWIS & Co.—about 14 acres of land in South Astoria were sold by this firm for \$11,000. The sale was by order of the executors of the deceased owner. The total of Thursday's sales was \$232,160, of which New York improved was \$48,250; New York unimproved, \$129,950; Brooklyn improved, \$42,960; Astoria unimproved, \$11,000.

SATURDAY, MAY 2d.—The valuable property of the Harlem Bridge, Morrisania, and Fordham Railroad Company at North New York, was put up for sale at auction. This property, especially the lot on the corner of One Hundred and Thirty-third st. and Fordham av., and the one adjoining, are the most valuable in the town, fronting as they do the new iron bridge at the terminus of Third av. The lot on the corner was offered for sale with the proviso that if deemed expedient by those representing the company that the other lots should be withdrawn, to be sold at some future time at the Exchange Salesrooms, 111 Broadway. The first bid was of \$10,000, made by the Hon. J. B. Haskin, followed by \$10,500 by Capt. Bowen, a wealthy real estate owner of Mott Haven. The bids were then of \$500 advance until they reached the sum of \$12,000, when they were continued in advances of \$25, \$50, and \$100, until they reached the sum of \$13,200, when the lot was knocked down to Mr. Haskin, who had bought it in for the company. It will be offered at some future day at the Exchange Salesrooms.

TUESDAY, MAY 5TH.—By James R. Miller: The three-story brick-house, 31x55.5x65.3 feet, on the northwest corner of Fifth av. and Thirty-sixth st., with a two-story extension, 84.10x21.2, and one-story extension, 10.2x9 feet in the rear, and the stable adjoining, 14.11 front by 23.10 in rear, and 45.2 feet in depth, brought \$129,000; the house covers the full front of the lot on Fifth av. The four-story house (No. 394) adjoining, on Fifth av., 18.4x65.5 feet, together with the lot, 18.4x92.2x100 feet, were sold for \$48,000. A brick stable in the rear, 32.2x32.7x35 feet, together with the fee of the unoccupied part of the lot, 9x42.2 feet, fronting on West Thirty-sixth st., brought \$14,000. The two-story basement and cellar, brick-house, 17.2x35 feet, on the south side of Monroe st., the first brick-house east of Classon av., with the lot, 17.2x100 feet, sold for \$5,775. By A. J. BLEECKER, SON & Co.: 4 lots, 25x100 feet each, fronting on Central av., and the 4 lots, same size, in rear, fronting on Inwood av., were sold to R. Botsford for \$595 each. The 3 lots adjoining, extending through to either avenue, realized \$520 each, and were bought by Wm. Aiken. A similar price was obtained for the 2 lots to the north of the above from A. Jackson. R. Botsford bought the 5 adjoining parcels for \$500 each. The 2 adjoining strips brought \$530 the single lot. T. Canfield secured the adjoining plots for \$525 a lot. The 4 lots on the extreme north of this block, and like the preceding two, fronting on Central av., and two on Inwood av., were bought by John McKitskey. Wm. C. Higgins purchased a plot of land on the corner opposite the above for \$885. A lot adjoining, 25.4x104.2x108 feet, and the lot on the north, were bought by A. Jackson for \$525 each. The 2 lots adjoining, and the 2 lots in rear, fronting on Inwood av., were purchased by R. Botsford for \$500 each. A tract of land, 200 feet front on Inwood av., and running back to Cromwell's or Dougherty's Brook, embracing the Inwood Hotel, was sold to a Mr. Canfield for \$7,500. Two lots, 25x100 feet each, on Findlay place, 109.6 feet from Central av., were purchased by A. Jackson for \$500 each. The sales for Tuesday amount to \$219,450.

WEDNESDAY, MAY 6TH.—By A. J. BLEECKER, SON & Co.: Two three-story brick dwelling houses and lots, Nos. 13 and 15 Lispenard st., between West Broadway and Church st., lot 49.10x100; purchased by A. T. Butler for \$75,000. Three-story brick-house and lot, No. 30 Lispenard street, south side, 55 feet west of Church st., 19x69.10; purchased by Dye & Curtis for \$21,500. Three-story brick-house and lot, No. 229 Church st., east side, between Lispenard and Canal sts., lot 18.6x50.5; purchased by Edward Wright for \$20,000. Three-story English basement brick-house, stable and lot, No. 207 Lexington av. (old No. 181), east side, between 32d and 33d sts., house 24.9x40, lot 24.9x99.9; purchased by E. S. Bennett for \$14,500. By JAMES M. MILLAR: Allendale, Bergen Co., property—One lot on Allendale av., 100 feet from Garrison st., 50x185; purchased by H. Jackson for \$150. One lot adjoining, 50x198; purchased by H. Jackson for \$170. By JOHNSON & MILLER: Cotton-factory at Hornsby, Herkimer Co., consisting of 22 buildings and 15 acres of ground; purchased by C. S. D. Delevan for \$22,000; original cost, \$90,000. By A. D. MELLICK, JR., & Bro.: Country seat in Plainfield, N. J., of John H. Evans, Main st., surrounded by 12 acres; sold to Isaac L. Platt for \$55,000, including horses, carriages, carpets, etc. Improved plot of ten acres, in Greenville, sold to Thos. Essop of New York for \$25,000.

On Tuesday, May 12, A. D. Mellick, Jr., & Bro., will sell 500 choice building lots, situated at Bergen Point, New Jersey. Those desiring to invest in Jersey property will do well to attend, as, without doubt, some fine bargains will be secured.

LABOR MARKET.

FOR NEW YORK AND VICINITY:

	per. diem.
Iron Moulders.....	\$3 50
Bricklayers.....	5 00
Carpenters.....	4 00
Blue-Stone Cutters.....	4 50
Slate Roofers.....	4 50
Stair Builders.....	3 75
Marble Workers.....	4 50
Operative Masons.....	5 00
Painters.....	3 50
Plasterers.....	5 00
Laborers.....	2 50

MARKET REVIEW.

BRICKS.—The arrivals during the past week have not been quite so large as usual, and with rather an improving demand, the stock has become somewhat reduced, particularly North River hard. This has given sellers more advantage, and prices are stiffer, nothing now being offered below \$3.50 per M., and from this the range runs up to about \$12.50, with a few extra fine in a small way at \$13.00. The promising weather of last week was of short duration, and though the storms to which we are almost daily subject has no very important effect upon our city trade, it is thought that the production will be delayed, and no new stock is looked for before the first of June. In view of this, dealers feel more confident and talk of a strong market for several weeks to come, particularly as manufacturers do not intend letting their old stock come forward very freely. Fronts are selling steadily at former figures. A cargo of Philadelphia brick, the first of the season, arrived during the week. The shipments are 31,000 to Cuba, valued at \$930; and 14,000 to New Granada, valued at \$171.

CEMENT.—At \$1.75 per bbl. the market for Rosendale continues brisk, and all coming in is easily disposed of. The city trade is pretty well supplied for the present, but dealers and agents are shipping stock coastwise with great freedom. The West India trade has opened a little more lively than usual, though there is nothing to indicate that the exports will exceed the average which is about 10,000 barrels.

DOORS, SASH, AND BLINDS.—The market continues in the even tenor of its way, the production and the demand being about equal, and dealers still adhering to the rates fixed upon early in the season.

FOREIGN WOODS.—The market has been rather dull for most descriptions, and the only transactions we hear of are in small retail lots. Prices remain about as before. The stock in the yards is generally considered fair for all probable wants. The receipts have been as follows: 572 logs Mahogany from Minatitlan, Mexico; 13 pieces Mahogany from Fortune Island; and 800 logs Cedar from Cedar Keys. The exports 81 pieces Lignumvitæ, valued at \$160, to Palermo. From Boston 112 sticks Boxwood were shipped to Liverpool.

GLASS.—French window has been rather more active, both with city dealers and on country orders, though the aggregate of business is still comparatively light. Dealers however feel more encouraged and exhibit less depression than during the past few months. The imports for the week are 432 packages, valued at \$2,095; and 97 Glass Plate valued at \$13,584.

HAIR.—For mixed and goat the market remains steady on the latter very firm, owing to the continued small offerings. Cattle hair, however, has come forward with more freedom, and to prevent a heavy accumulation of stock and effect sales easily, dealers have reduced prices five cents per bushel, bringing the rate down to 30 cents. At the decline there is a fair steady business doing.

LABOR.—There appears to be a growing feeling of dissatisfaction with present rates of wages among the various classes of mechanics, laborers, etc., and several strikes have taken place during the week. The men generally complain of the increased cost of house rent and the high price of provisions, rendering it very difficult in many cases to make both ends meet. Upon skilled labor the advance demanded has in most instances been paid, and the few master mechanics who still hold out, and refuse to accept the situation, it is thought will soon be obliged to succumb, as all the trade associations are thoroughly organized, and take good care of the strikers. Bricklayers are now getting \$5 00 per day in the city, and can do better in the suburban towns. The house carpenters and joiners are standing out strong for \$4 00 per day (former pay \$3 50), and in most cases are being met by the "bosses." The Masons get an increase of 50c per day, making their wages \$5 00. The common class of laborers have been on a strike in nearly all directions, but having no perfect organization, and their places being easily supplied, contractors have not very generally acceded to the terms proposed. For the best class of laborers the wages heretofore paid was \$2 25 @ 2 50 per day, and the increase asked for was 25c. At the Prospect Park, Brooklyn, 500 men were employed at \$1 50 per day, and all struck for \$2 00; but not meeting with the success anticipated and many being absolutely without means to obtain the necessities of life, about 250 returned to work at the old rates.

LATH.—There has been considerable activity, but at a much lower range of prices, the weakness noticed in our last being followed by a still further decline of 50 @ 62½c. per M., owing to the continued free arrivals and rapid ac-

cumulation of stock. The market, however, has since recovered a large portion of the decline and closes strong with some buoyancy. Sales were made of 2,500,000 at \$3 25; about 3,000,000 at \$3 00; and 750,000 at \$2 75, the latter the lowest point touched, and from this there was a quick rally to \$3 00, which is now bid quite freely and holders generally asking 50c higher. A large proportion of the cheap sales during the past week were by parties who had odd lots and were without limits, but the majority of regular receivers were unwilling to accept concessions, having peremptory orders to pile out all not realizing \$3 50 per M. It appears to be a very general opinion that lath cannot sell much below \$3 50 per M. during the present season in view of the fact, that the steady production of the past year has pretty much all been consumed, and still dealers are poorly supplied, many having no stock whatever on hand, and the majority buying only from hand to mouth, and taking the chances for more reasonable terms. This taken in connection with the comparatively small supply and full price of timber, and the vast increase of building operations all over the country, leads manufacturers to hope that this Summer's make can easily be disposed of at full prices, particularly as a drought is anticipated, there having been none for two years to interfere with the working of the mills. The difference between the views of buyers and sellers at the moment checks business, and the market at the present writing is quiet.

LIME.—We still note rather a slow market, buyers operating as a general thing only to the extent of immediate wants, and with cargoes dropping in every few days the supply again begins to accumulate pretty freely. Receivers are asking and obtaining previous rates, but evidences of weakness are apparent, and our quotations are barely supported.

LUMBER.—We find no change in the general tone of the retail business since our last. A fair amount of sales are making from day to day, and at most of the yards a healthier tone is noticeable, though operations are still greatly restricted by the poor assortment offering. An occasional cargo comes down the river, but there is very few of the spring purchases at Albany due here, New York buyers having refrained from operating at the high prices current, allowing country dealers to buy up pretty much all the merchantable stock. The canals are now open, however, and the winter's accumulation will soon begin to move freely, rendering it more than probable that in a few weeks the supplies will rapidly increase and contain enough desirable grades to enable our dealers to stock up for the summer's business on more reasonable terms. In the meantime prices here are well supported, and are likely to continue so, as long as our market shows a relatively lower range than at the source of supply. During the early portion of the winter there was a disposition in many quarters to force the market for black walnut, and in order to do so lower prices were accepted. This movement was based on the supposition that the supply would be large this season; but dealers now learn that there will not be more than an average, and having greatly reduced stocks on hand, are stiffening in their ideas very materially. The demand for Eastern Spruce and Pine continues good, and though the arrivals during the week have been larger, pretty much all was sold out at very full and in some cases rather better rates. A few lots of undesirable stock was run out at \$20.00, but we find the bulk of the sales ranging well up to \$21.00 @ \$21.50, and the best \$22.00 per M. Southern Pine is wanted, and a much larger stock than is now here could undoubtedly be disposed of at full and remunerative prices. It must be something very poor to sell as low as \$30.00, and the majority of the bids are in the vicinity of \$33.50 @ \$34.50, the best \$35.00. There has been some few purchases made by shippers, but the great bulk of the trade is of a local character. The large number of streets now being laid with the Nicholson pavement is draining our market of heavy amount of stock, and the sales on this account alone average 50,000 feet daily of three inch stuff. Among the transactions for the week we note 950,000 feet of Eastern Spruce at \$20.00 @ 22.00 per M., a load of Canadian Hemlock Joist, 8x4, at 20 cents, 100,000 feet 1 inch White Pine Shipping boards, and 300,000 feet 1½ and 1½ inch do., at \$25.00 @ \$30.00, 120,000 feet Georgia flooring and girders at \$34.00, and about 75,000 pickets at \$13.00 @ \$14.00.

The shipments of lumber have been as follows:

	This wk.	Last wk.	Since Apl. 1, '03.
	Feet.	Feet.	Feet.
Africa.....	28,567	102,708	102,708
Brazil.....	33,093		361,040
British West Indies.....	63,733		64,644
British Australia.....			143,542
British Honduras.....		40,540	65,540
Canary Islands.....		11,531	11,531
China.....	4,206		23,936

Cisplatine Republic.....	78,860		311,255
Cuba.....	25,000	29,363	99,508
Dutch West Indies.....			9,000
Hayti.....			41,019
Mexico.....	5,000		18,104
New Granada.....		28,374	70,945
Porto Rico.....	69,504		89,504
Venezuela.....		1,559	14,656
Total feet.....	332,908	209,075	1,426,968
Value.....	\$13,467	\$6,955	\$50,038

There has also been shipments of 30,315 feet timber to Liverpool, valued at \$13,641; 9,000 shingles to British West Indies; 64,000 laths to British Australia; 24,980 staves to Great Britain; and 401,300 do. to the Continent, mostly to Cadiz. The latest reports of shipments from other points are as follows: From Boston 25,672 feet lumber, 30,214 feet boards, 4,974 feet joist, and 75,000 shingles to Africa; 3,897 feet joist and 76,874 feet lumber to Cuba; and 12,000 feet black walnut lumber to British Provinces. From Baltimore 31,000 feet lumber to Huamaco; 50,000 feet do. to Curacao; 40,000 feet do. to Havana; 7,000 feet do. to St. Jago; and 24,000 staves to Demerara. From New Orleans 30,200 staves, mostly to Europe. From Savannah 1,133,481 feet P. P. timber, 8,399 feet lumber, and 31,095 feet plank to Liverpool. From San Francisco 50,000 feet lumber to Hong Kong. The receipts have been as follows: From St. George's, N. B., 475 pieces timber; from Newberne, 20,044 staves; from Charleston, 200,000 feet lumber; and from Savannah, 150,000 feet; the two latter lots to fill contracts.

Our reports from the West this week are somewhat conflicting in regard to the receipts of logs at the mills, but at the close, through private sources, we learn that recent rains have caused pretty heavy freshets in all directions, and that a much larger number of logs will come out than was expected ten days ago. This is not only the case on all the larger streams, but on many of the small tributaries the water has risen enough to allow the lumbermen to get out stock that was thought to be effectually "hung up" for this season at least. With this increase of supply the mills will be enabled to drive a heavy business, and we shall probably soon begin to hear of a more desirable assortment offering, though the bulk will lack the proper amount of seasoning. At the various shipping points business was very active and increasing, full prices being realized on prime grades, but on the common qualities some irregularity prevailed. The Chicago market has been more liberally supplied, but cargoes have not gone begging, and very few remained twenty-four hours after arrival without changing hands. A recent report in the Chicago Times after recording receipts for twenty-four hours of nearly 5,330,000 feet, says:—

"During last night and to-day there were upwards of 100 vessels, laden with lumber, entered the harbor, the greater part of which went on to the market. To say that activity was a prominent feature there but faintly expresses what we would say. Prices on coarse cargoes, owing to the heavy offerings of that kind, depreciated 50c, but on the upper grades were firm at yesterday's figures. Shingles and lath were unchanged."

For several days following the arrivals continued large, at times reaching nearly 9,000,000 feet, and on common stock the buyer retained the advantage, but all good cargoes were firmly held and not offered with much freedom. Common grades sold mostly at \$14.00 @ \$14.50, a few at \$15.00, and good to prime at \$15.00 @ \$17.50, with choice at \$18.00. The yards were doing a good trade at full prices as follows:

First clear, 1 to 2 in., per m.....	\$55 00@57 00
Second clear, 1 to 2 in., per m.....	50 00@52 00
Third clear, 1 to 2 in., per m.....	40 00@45 00
Wagon-box boards, 15 in. and upwards, select.....	33 00@35 00
Stock boards, A.....	26 00@32 00
Stock boards, B.....	20 00@24 00
Fencing.....	17 00@18 00
Common boards, joists, and scantling, 12 to 16 ft.....	17 00
Joists and scantling, 18 to 24 ft.....	18 00@20 00
Joists, 22 to 24 ft.....	22 00@24 00
First and second clear flooring.....	42 00@46 00
Common flooring, rough.....	28 00@30 00
Common flooring, dressed.....	30 00@35 00
Siding, first clear.....	23 00@27 00
Siding, second clear, dressed.....	24 00@25 00
Siding, common, dressed.....	20 00@22 00

SHINGLES, LATH, ETC.

Sawed shingles, A, per 1,000.....	4 75@5 00
Sawed shingles, No. 1.....	2 75@3 00
Shaved shingles, A or star.....	4 00@4 25
Shaved shingles, No. 1.....	3 00@3 50
Cedar shingles.....	3 75@4 00
Lath.....	8 50@8 75

By the car-load, on track, delivered in any yard where cars can be switched, or at any depot..... \$3 25@3 75
A or star shaved, full count..... 3 25@3 75
A or star sawed..... 3 25@3 75
No. 1 sawed, by car-load..... 1 25@2 25

The receipts at Toledo were on the increase, but with a good steady business. Prices remained firm as follows:—

ROUGH LUMBER.—Clear, \$50; Second Clear, \$45; Box \$40; Stock Boards \$20 @ \$22; Common Boards, \$16; Cull Boards, \$12; Fencing, \$17; Cull Fencing, \$11; Common Strips, \$30; Clear and Second Strips, \$45; Joists, Scantling and Timber, 18 feet and under, \$16; do. Cull, 20 to 24 feet, \$19 @ \$22; Cull Joist, \$10.

Cedar posts, 18c.; Lath, \$3.25; A 1, 18-inch Sawed Shingle, \$6; No. 1, 18-inch Sawed Shingle, \$5.50; No. 1, 18-inch Shaved Shingle, \$7.

DRESSED LUMBER.—Clear and Second Floorin g, \$40; Common Flooring, \$30; Common Siding, \$17; Clear and Second Siding, \$25; Stock Boards, \$24; Common Boards, \$18; Oval Batts, \$35.

The Milwaukee market continued quite uniform on all grades, and there was a steady sale from day to day of all desirable grades. The ruling quotations at latest dates were as follows:—

Clear Plank, \$55; Second Clear Plank, \$50; Clear Boards, \$50; Second Boards, \$40; Third Boards (box), \$30; Second Flooring, dressed, \$40; Common Flooring, dressed, \$30; Second Siding, dressed, \$28; Common Siding, dressed, \$23; Stock Boards, \$19; Common Boards, \$16; 16 feet. Fencing, \$17; Joist and Scantling under 20 feet, \$16; Joist and Scantling, 20 feet or over, \$20 @ \$25; Lath, per 1000 feet, \$7.50; Shingles, best sawed, \$4.50 @ \$4.75; Posts, \$12.50 @ \$30.00; Pickets, \$12.00 @ \$16; Sawed Timber, \$20 @ \$30.

The Cincinnati Times of April 30th remarks:—

"More than a million feet of lumber arrived at Sandusky last Sunday. The papers there speak of the prodigious extent of this trade at that point. So it is at all other shipping points on the lakes. There seems to be still room for lumbermen in the northern forests, as the prices still continue high, indicative of the rapid progress of central and western portions of the country."

The arrivals of green pine at Cincinnati were very fair, but only a moderate amount of business was consummated, buyers and sellers being too far apart in their views, and rendering prices somewhat doubtful, though some lots brought \$23.00 @ \$25.00 per M. Seasoned pine was dull, and offered on easier terms. Hard lumber quiet. The quotations were as follows:—Oak \$17.00 @ \$20.00 per M.; Ash \$20.00 @ \$23.00 per M.; Cherry \$23.00 @ \$30.00; Walnut \$25.00 @ \$30.00; and Poplar \$22.00 @ \$23.00.

The St. Paul Press reports as follows:

"Our yards are all well stocked up now and ready to supply any demand that may be made upon them. The demand from points down the river is very heavy, and some of our dealers are getting heavy orders from below. The news from the lumber camps is very favorable, and indicates a prosperous and very fair drive. The logs from East and West Rum Rivers are being brought down now, and by Saturday night, if the weather continues favorable, nearly all the branches will be clear. News from the St. Croix and other lumber regions is equally favorable. Though the "drive" this season, will fall far short of last season, it is likely to be much more profitable to those engaged in the business."

Trade generally was good at St. Paul, and prices steady at \$14.00 @ \$16.00 for 2d and 1st Common Boards; \$21.00 @ \$25.00 for stock boards; \$25.00 @ \$30.00 for wagon box boards; \$16.00 for joist and dimension, 18 feet and under; \$20.00 @ \$24.00 for do., 20 to 30 feet; \$35.00 for 1st flooring, \$30.00 for 2d do.; \$25.00 @ \$30.00 for rough flooring; \$40.00 @ \$50.00 for 1st clear; and \$35.00 @ \$45.00 for second do.

The Minneapolis Tribune says, latest advices from the logs are of the most encouraging nature. It is said to be the best season for driving that the lumbermen have had for years.

The following appeared in the Davenport (Iowa) Democrat of April 24th, but it is probable that the recent rains have materially changed the aspect of affairs in the sections referred to:

"We learn from William Renwick, Esq., who has just returned from a visit to the lumber regions, the following particulars in regard to the lumber prospects for the coming season. The water is so low, on Black River they have stopped running. From St. Croix the water is reported very low; also, low water in the Chippewa. The Wisconsin river is reported rising, and lumber running out. Twenty-eight million logs have been run into the booms on Black River. There is every prospect of a scarcity of lumber and high prices this summer."

The Saginaw Courier of April 29th contains a statement of the prospective operations of the mills in the immediate vicinity of East Saginaw the present season, from which the following are condensed:

Eight mills in South Saginaw expect to manufacture 20,500,000 feet of lumber, 1,300,000 shingles, and 1,500,000 lath.

Twelve mills in East Saginaw will cut 68,000,000 feet of lumber, 8,000,000 shingles, and 22,500,000 lath.

Nine mills in Saginaw City will cut 69,000,000 feet of lumber and 22,800,000 lath.

Seven mills at Florence will cut 27,000,000 feet of lumber, 3,000,000 lath, and 17,500,000 shingles.

Two mills at Carrollton will cut 15,000,000 feet of lumber.

Two mills at Zilwaukee will cut 18,000,000 feet of lumber, and 2,000,000 lath.

In addition to the lumber, lath, and shingles cut, several mills manufacture staves and heading to a large amount.

The Eastern markets are, as a general thing, pretty active, dealers shipping off all the old stock that is in anything like merchantable order, and the new cut as fast as practicable. Prices generally remain about as before.

though some little irregularity has prevailed. The Portland figures are as follows:

Clear Pine.		
Nos. 1 and 2.	\$55 00	@ \$60 00
No. 3.	45 00	@ 50 00
No. 4.	25 00	@ 30 00
Hard Pine.	85 00	@ 88 00
Shipping.	20 00	@ 22 00
Spruce.	14 00	@ 16 00
Hemlock.	12 00	@ 14 00
Clear Pine Clapboards.	45 00	@ 50 00
Spruce ex.	27 00	@ 33 00
Spruce No.	20 00	@ 25 00
Shingles.		
Cedar ex.	4 25	@ 4 50
Cedar No. 1.	3 00	@ 3 50
Spruce.	1 87	@ 2 10
Pine ex.	6 00	@ 6 50
No. 1.	4 50	@ 5 00
Laths.		
Spruce.	2 40	@ 2 75
Pine.	3 00	@ 3 75

The St. John's *News* says that near the lakes of St. Francis and Aylmer, the Brompton Mills Company have cut an immense number of logs during the winter. At Upton and St. Liboire, Mr. Desmarais, of the latter place, caused over 2,000 cords of wood to be hewn. At Norton Mills, near the Vermont line, and on the track of the Grand Trunk, 18,000,000 feet of hemlock were cut and hauled out of the bush.

The St. John's *News* Current reports as follows:

Freights for West Indies are quiet. We hear of the following transactions: Marlon, 135, Matanzas, lumber, \$1.50; Active, 221, Cardenas or Matanzas, shooks 20c.; lumber, \$5.60.

Coastwise vessels are in demand at improved rates. The following charters are reported: Rough Diamond, 123, D. W. Clark, 115, and Mary Jane, 74—all for Boston, \$4; Hannah D., 76, for Danvers, at \$3.90. Freights to New York, Providence, and Philadelphia, \$5.

Prices for Lumber are as follows:

Logs, Spruce, per M.	\$5 75	@ \$6 00
" Sapling Pine.	4 00	@ 7 00
" " Box.	5 00	@ 6 00
" " Aroostook Pine.	10 00	@ 16 00
Spruce Deals.	8 50	@ 9 00
Aroostook Pine Boards, Nos. 1 & 2.		
No. 3.		30 00
No. 4.		20 00
Aroostook P. B., Shipping.	14 00	@ 15 00
Common.	12 00	@ 13 00
Spruce Boards.		7 00
" Scantling (uns't'd.).		6 00
Clapboards, extra.	30 00	@ 32 00
No. 1.	24 00	@ 26 00
No. 2.	18 00	@ 20 00
No. 3.	11 00	@ 12 00
Laths, Spruce.	1 00	@ 1 10
" Pine.	1 50	@ 2 00
Palings (Spruce).	6 00	@ 9 00
Shingles, Cedar (shaved).	2 25	@ 2 50
" Pine.	3 50	@ 4 50
Sugar Box Shooks, each.	0 45	@ 0 55

The latest shipments to the United States were 137,000 feet boards, plank, etc., to Portland; 312,600 feet do. to Boston; 63,000 to Providence; and to Philadelphia 32,000 feet do., and 330,000 Lath.

An article in the Buffalo *Express*, after giving a history of the early lumber trade of that city, proceeds as follows:

Thirty years ago the greater proportion of white wood and hard wood was shipped as now to Albany by canal, and the average rate was then \$4 per M. feet. The tonnage capacity of our canals in those days was insignificant compared with the present, both as regards the number of the boats and their carrying capacity. From 50 to 60 M. feet was then rather above an average load for a boat, while at present there are numbers of boats of 140 to 160 M. feet capacity. Much younger people than the "oldest inhabitant" can remember the size of those primitive canal crafts. Boats of a similar capacity can frequently now be seen in this city which have arrived from the lateral canals.

Gradually the area in which lumber was procured was extended by the demands of trade. Dunkirk, Erie, Ash-tabula, Cleveland, Sandusky, and their immediate vicinities, at one time prominent ports of export, have ceased to be able to furnish lumber in any material quantity, and are now, especially in the matter of pine lumber, ports of import relying on other sections for the supply of their local wants.

The larger portion of walnut, ash, and white wood at present comes from the northwest or Ohio and interior of Indiana, the greatest bulk finding an outlet at Toledo. The vicinity of Chatham, Canada, furnishes a considerable quantity of white wood, ash, and sycamore, which is chiefly exported to the United States, through the city of Buffalo. Pine, in moderate quantities, is still received in this city from Otter Creek, in Canada, but the Canadian forests, in that section, are about exhausted. In a very short time pine from the western portion of Canada will become a matter of the past.

It is scarcely necessary to mention the magnitude of the Saginaw pine trade, as most of the pine now consumed in the Northern, Middle and Western States comes from that region. The ability of the Saginaw country to supply the trade has, until the past few years, been considered unbounded, but the increasing demand has, in that region, also extended the area so much that the value of pine and timber lands has entered largely into speculation. So rapid is the exhaustion of the pine lands that logs are now floated down to Saginaw from a distance of over one hundred miles.

The destruction of our forests and the increase of our population render the future supply of lumber an inter-

esting problem. This matter has not been lost sight of by Eastern people having small portions of wood land. They do not pursue the time-honored policy of hacking down every tree in view, but adopt the more economical plan of preserving them. On Long Island whole forests in miniature have already been set out. The wood, principally hickory, known as second growth, is very tough and elastic, and is used principally for ax and other tool handles.

There are mills now on the north shore of the Georgian Bay which export lumber to Chicago. Large quantities can still be procured in the vicinity of Green Bay.

The completion of the Buffalo & Washington R.R. will make accessible to this city an extensive and richly timbered country along the Alleghany, the value of which, in view of the present deficiency in that respect, can scarcely be estimated.

The wholesale trade of our city is almost entirely governed by the Albany, Troy and New York markets. The early trade on the opening of the Hudson River was very active and satisfactory at the two former places, so far as the amount moving was concerned, but the prices obtained were lower than the same grades can be replaced at on the opening of the Erie Canal. This was a very peculiar state of the trade, and cannot be accounted for on any sound business principle. Certainly there were exceptions, but those who held their stock at fair margins did not make sales to any extent. While the dry stock on hand was moving off at cost, and in some instances less than cost in the Eastern markets, the trade in the West was increasing in activity with advancing prices.

The great bulk of last year's cut in the Saginaw Valley will go to Chicago. The rate of freight from Saginaw to Chicago is \$3.50 per M., while from Saginaw to Buffalo it is but \$4.50 to \$5, the usual difference being double.

The open weather and free navigation on the lakes has enabled a large number of lumber-laden vessels to reach Buffalo during the spring, and the accumulation of stock is reported large. This will be forwarded as fast as the boats can be started off on the canal, and in the course of a couple of weeks we may expect to hear of a much better assortment offering at Albany. A company is about to organize, under the title of the "Forestport, Oneida Company," to build a road from Forestport, Oneida County, New York, into the northern wilderness. It would afford an excellent method for developing the valuable lumber interests of that portion of the State.

The Phillipsburg *Democrat* says: "Notwithstanding the excessive cold and abundant snows of the past winter until now there has been no general freshet in the waters of the upper Delaware by which the lumber of a year's industry could find its way to the market. For a few days rafts have passed in considerable numbers, and with few casualties from the numerous bridges which obstruct this useful business. One feature of this trade becomes more and more apparent—that the supply of lumber on this stream is fast diminishing. The rush of rafts which formerly presented such a sight of so much interest and curiosity is no longer to be seen, and but a few years hence the teeming population of the Delaware will have forgotten the annual crowds of hilarious and rollicking raftmen that once enlivened its shores and disturbed the monotony of the said denizens upon its banks."

The Southern markets in all directions are firm; but with light receipts, there is not much activity at the mills. We annex the latest received quotations as follows: At Savannah: \$8 00 @ 11 00 per M. feet for mill timber, \$13 00 @ 17 00 for small shipping do., and \$20 00 @ 22 00 for large do. Lumber \$20 00 @ 22 00 for ordinary sizes; \$23 00 @ 28 00 for difficult sizes, and \$20 00 @ 23 00 for flooring; \$35 00 @ 40 00 for white pine rough; \$50 00 @ 55 00 for do. dressed; and \$30 00 @ 35 00 for spruce pine scantling.

At Charleston: River Flooring Boards at \$13 00 per M. feet. Scantling and Plank \$10 00 @ 12 00. Mill Timber good \$11 00 @ 12 00; and common to fair, \$5 00 @ 7 00. City sawed lumber \$20 00 @ 25 00 per M.

At Wilmington: Timber at \$10 00 @ 12 00 for shipping; \$5 50 @ 9 00 for prime mill; and \$5 00 @ 8 00 for inferior to fair do. Lumber at \$10 00 @ 12 00 for wide boards; \$8 00 @ 10 00 for scantling; \$15 00 @ 17 00 for flooring; and \$20 00 @ 25 00 for West India cargoes.

METALS.—The demand for Tin Plates continues moderate, and holders generally are somewhat anxious to realize, causing a weak and depressed feeling to prevail, and on the few sales made buyers have had all the advantage. The stocks on hand are already pretty liberal, and during the week have been further increased by imports of 28,371 boxes valued at \$196,593. Lead is selling to a fair extent, and remains steady at 10c. for bar, and 12c. for sheet and pipe. Zinc remains very firm and in good demand at full former figures. The offerings of desirable widths are very small, though it is rumored that there is a fair amount here in the hands of speculators who are dealing it out slowly in order to prevent any break in prices.

NAILS.—There has been a trifle more doing both for export and home use, but without change in prices, and 5 @ 5½c. appears to be about all that can be obtained for the best cut. Clinch are moderately active and steady at 6½ @ 7½c. The exports during the week were 1,401 kegs, valued at \$7,803, of which 1,000 kegs went to British Australia, and the balance to the West Indies.

PAINTS AND OILS.—We have no important variation to note in the general range of prices on paints, though all kinds continue to sell quite freely and very little stock is allowed to accumulate. Paris White is quite scarce, and several lots have been sold, to arrive. Glue is more plenty and hardly so active but former figures are still retained. Linseed Oil shows no change in value since our last, but the depressed feeling lately so noticeable has almost entirely disappeared, and with more inquiry, the market at the present writing is steady. Crushers' rates are \$1 14 @ 1 15 in casks, and \$1 17 @ 1 18 in bbls., with very choice in retail lots at higher figures. The exports for the week are 116 packages. Paint valued at \$1,795; 357 gallons Linseed Oil valued \$487; and 190 bbls. Oxide Zinc valued at \$2,470.

PITCH.—The extreme rates of last week could not probably now be sustained, but the market is pretty firm and may be quoted for small lots well up to \$3 00 @ \$3 50 per bbl. for Southern; and \$3 50 @ \$3 75 for City. The receipts for the week were 435 bbls. Exports for the week 82 bbls.; since January 1st, 1,316 bbls., and for same period last year 1,131 bbls.

PLASTER OF PARIS.—The receipts are on the increase and the offerings more liberal, but the demand does not improve, rendering sales somewhat difficult. Prices are as yet very unsettled, but there appears to be some disposition to give buyers more advantage, and we quote at about \$4 75 @ 5 00 per ton for blue Nova Scotia, and \$5 00 @ \$5 25 for white do. During the week 560 tons lump have been received.

SLATE.—A fair amount of business has been done at the yards, though hardly as much as usual at this date, the season being much later than usual and the assortment on hand rather poor. The demand from New York city is somewhat larger, owing to the prevailing fancy of builders for capping all sorts and sizes of houses with the Mansard roof; but the principle trade lays in the suburbs and in the interior towns. Prices generally are well sustained, and we note a confident feeling on the part of dealers in regard to the future, on the ground that if any business is to be done at all this season it must commence very soon; and coming upon a rather poorly supplied market, sellers gain all the advantage. This idea is also supported by the continued delay in the production, and though in some few sections the quarries are turning out nearly their usual amount, in the majority of cases very few squares have thus far been prepared for market. Continued pleasant weather, and a disposition on the part of miners to resume work without holding out for a high scale of wages, will have a tendency to settle the market somewhat, and we hope ere long to chronicle a more healthy state of affairs. Our receipts are still light, and mostly in small odd lots of last year's stock.

SPIRITS TURPENTINE.—The receipts have been larger, the demand very moderate, and prices have taken the back track, declining with even more rapidity than they advanced last week. The falling off, since our previous port, is plump 17c. per gallon, and even at this decline the market is very unsettled, with the tendency still rather in the buyers' favor. Straight lots are quoted at 64c., and retail parcels 65 @ 65½c. The receipts for the week are 1,332 bbls. Exports for the week 21 bbls. Since Jan. 1st 3,640 bbls., and for same period last year 6,967 bbls. The stock in first hands is about 1,250 bbls.

STONE.—The strike of the workmen having been adjusted, the free-stone dealers are again quite busy, and many who have just finished up contracts due on the 1st of May find themselves with new work on hand in sufficient quantity to keep a full force going for some time to come. The granite cutters are also turning out a considerable amount of stock of all kinds; but the marble workers complain of a little dullness. For blue stone flagging and curbing there is steady, regular demand, and though the receipts are fair, stock accumulates very slowly. Prices generally are firm on all kinds, but without alteration to note.

TAR.—For the prime and choice grades there is a good demand at higher prices, but for the common qualities the market is rather dull and somewhat depressed. The stock is fair, but contains very little of desirable quality. We quote at \$2 87½ @ \$3 25 for North County; \$3 50 @ \$3 87½ for Wilmington, and \$4 00 for choice do. The receipts at this port have been as follows: For the week 4 90 bbls.; since January 1st 10,050 bbls.; and for same period past year 3,690 bbls. The exports as follows: For week 33 bbls.; since January 1st, 3,046 bbls.; and for same time last year 770 bbls.

ALBANY LUMBER MARKET.

Business has been quite dull during the past week, both buyers and sellers appearing to be willing to await the expected arrivals of new stock, in order to handle a better

To New York, per 1000	\$	@ 1 50
To Bridgeport and New Haven.....		@ 25
To Norwich and Middletown.....	2 75	@ 30
To Hartford.....	3 25	@ 30
To Providence and Fall River.....		@ 30
To Philadelphia.....		@ 30
To Baltimore and Washington.....	4 00	@ 05
To Richmond and Petersburg.....		@ 50
To Boston, for soft.....	nominal	@ 40
for hard.....		@ 50

The prices at the yards are as follows:

Pine, Clear, $\frac{3}{4}$ M. ft.	\$55 00	@	\$60 00
" Fourths, $\frac{3}{4}$ M. ft.	50 00	@	55 00
" Select, $\frac{3}{4}$ M. ft.	45 00	@	50 00
" Michigan Box, $\frac{3}{4}$ M. ft.	23 00		
" Michigan Box, 2 in., $\frac{3}{4}$ M. ft.	22 00		
" Chemung Box, $\frac{3}{4}$ M. ft.	22 00	@	23 00
Pine, Canada Box, $\frac{3}{4}$ M. ft.	21 00	@	22 00
" Clap B'd Strips, $\frac{3}{4}$ M. ft.	54 00	@	57 00
" 12-in. Stock Blds., $\frac{3}{4}$ M. ft.	28 00	@	32 00
Spruce Boards, each.	21	@	22
" " Culls, each.	12		
" 1 $\frac{1}{2}$ in. Floor P'k.		@	24
" 1 $\frac{1}{2}$ in. Culls, each.	14	@	15
" 2 in., Good, each.	38	@	40
" 2 in., Culls, each.	22		
Ash, Good, $\frac{3}{4}$ M. ft.		@	40 00
Ash 2d Rate, $\frac{3}{4}$ M. ft.	30 00	@	35 00
Oak, Good, $\frac{3}{4}$ M. ft.		@	40 00
Basswood, Good, $\frac{3}{4}$ M. ft.	22 00	@	25 00
Cherry, Good, $\frac{3}{4}$ M. ft.	60 00	@	65 00
Maple, Good, $\frac{3}{4}$ M. ft.	30 00	@	35 00
Tally Plank, 10-inch, each.	38	@	40
" 2d qual. "	34	@	35
" Culls, "	25	@	28
Tally Boards, good, "	28	@	31
" 2d qual., "	26	@	27
" Culls, "	20	@	21
Hemlock Boards, "	19	@	20
" Champlain, each.		@	20
" Culls, "		@	20
Hemlock Joist, 4 by 6, each.		@	40
" 3 by 4, "	19	@	21
" Wall Strips, 2 by 4, "		@	16
" Lath, $\frac{3}{4}$ in., "	2 75	@	3 00
Black Walnut, good, $\frac{3}{4}$ M. ft.	60 00	@	65 00
" " "		@	55 00
Chestnut, " "	45 00	@	50 00
White Wood, Ch. P'k. "	65 00	@	75 00
" 1-in. and thick. "	35 00	@	40 00
" " "	26 00	@	28 00
Pine Siding, 1 $\frac{1}{2}$ in., Select.	45 00	@	47 00
" " Com.	21 00	@	22 00
Shingles, extra shaved, Pine, $\frac{3}{4}$ M.	8 50	@	9 00
Shingles, extra saved, Pine, $\frac{3}{4}$ M.		@	7 50
Shingles, clear saved, Pine, $\frac{3}{4}$ M.	6 50	@	7 00
Shingles, cedar, $\frac{3}{4}$ M.		@	5 75
Shingles, hemlock, $\frac{3}{4}$ M.	3 25	@	3 75
Lath, $\frac{3}{4}$ M.	2 75	@	3 00

The eastern division of the canal was opened on the 24th ultimo, and during the week a few boats have arrived from those frozen in during the winter; but these have not been sufficient to replenish to any extent the assortment in the district, which has now become much broken.

The business of the year has opened very auspiciously, and the testimony of all dealers is that more lumber has been shipped during the month passed than ever before in a corresponding month.

The general feeling among dealers is good, which also agrees with our opinion as expressed in our April issue.

We shall have a fine stock of Michigan lumber dry, as soon as boats can come from Buffalo—say in ten to fourteen days.

BUILDING STONE.

Ohio Free Stone.—In rough.				
Berea, $\frac{3}{4}$ cubic ft., delivered.....	1	15	@	1 25
Black River, $\frac{3}{4}$ cubic ft., delivered.....	1	30	@	1 40
Dorchester, New Brunswick stone, in rough, delivered, $\frac{3}{4}$ ton, gold.....	11	00		
FREE STONE.—Dressed.				
Ashlars, $\frac{3}{4}$ superficial foot.....	1	00	@	1 50
Platforms, $\frac{3}{4}$ superficial foot.....	2	50	@	3 50
Sills and Lintels, $\frac{3}{4}$ lineal foot.....	1	30	@	1 50
Architraves, " ".....	3	00	@	4 00
Moulded Steps, " ".....	2	75	@	3 50
Window Cornices, " ".....	4	00	@	8 00
Coping, " ".....	2	50	@	3 50
MARBLE.—Dressed.				
Ashlars, $\frac{3}{4}$ superficial foot.....	2	00		
Platforms, " ".....	5	00		
Moulded Steps, " ".....	4	00		
Coping, " ".....	2	00		
Sills and Lintels, $\frac{3}{4}$ lineal ".....	1	37 $\frac{1}{2}$		
Architraves, " ".....	2	00	@	\$3 00
Window Cornices, " ".....	5	00		
SAWED.—But not dressed.				
Ashlars, $\frac{3}{4}$ superficial foot.....	1	20		
Platforms, $\frac{3}{4}$ cubic foot.....	2	50	@	3 00
Moulded Steps, $\frac{3}{4}$ cubic foot.....	2	00	@	2 50
Coping, $\frac{3}{4}$ superficial foot.....	1	20		
Sills and Lintels, $\frac{3}{4}$ lineal foot.....	80		@	85
Architraves, $\frac{3}{4}$ cubic foot.....	1	50	@	2 00
Window Cornices, $\frac{3}{4}$ cubic foot.....	2	00		

Flagging, 8 to 16 superfl ft.,	sq. ft.,	18	@	20
" 20 to 40 "	"	30	@	40
" 50 to 60 "	"	45	@	50
Curbing, common.....	sq lineal ft.	56	@	45
" fine X.....	"	75	@	1 00
Coping, 11 inch.....	"	28	@	30
" 14 inch.....	"	33	@	35
Pier Plates.....	each	1 00	@	1 50
Sills and Lintels, sq lin. ft., rough		27	@	30
	dressed	60		

Rough, per cubic foot, delivered....	75	@	1 50
DRESSED—			
Ashlars, per superficial foot.....	1 50	@	2 25
Platforms, “ “	2 50	@	3 50
Flagging, 10 inches thick, per su-			
perfacial foot.....	2 50	@	3 35
Steps, 8x12, per lineal foot.....	2 35	@	2 40
Sills and Lintels, 5x10, per lineal foot,	1 45	@	1 50
Water Table, 6x8, per lineal foot,	1 80	@	1 90
Door Sills, 12xs to 14xs, per lineal foot,	2 50	@	2 87½
“ 16xs to 18xs, “ “	3 10	@	3 45
“ 20xs to 22xs, “ “	3 80	@	4 15
“ 24xs to 26xs, “ “	4 45	@	4 85
“ 28xs to 30xs, “ “	5 20	@	5 55
Girder Block, each.....	7 00	@	15 00
Pier Caps, “ordinary	8 00	@	15 00
“large	20 00	@	100 00

Common building stone, $\frac{3}{4}$ load....	2 50	@	4 50
Bas. Stone, $2\frac{1}{2}$ ft. in length $\frac{3}{4}$ lin. ft.		@	70
" " 3 $\frac{3}{4}$ " " "		@	90
" " 4 " " "		@	1 00
" " 4 $\frac{1}{2}$ " " "		@	1 50
" " 5 " " "		@	2 00
" " 6 " " "		@	2 50
		@	4 00
Pier Stones, 3 feet square, each....	8 00		
" " 4 " " ".....	12 00		
" " 5 " " ".....	25 00		
" " 6 " " ".....	60 00		

COMMON HARB.				
Salmon,	\$ 1000	\$ 8 50	@	9 00
Jersey,	"	9 50	@	10 75
North River,	"	11 00	@	13 00

Croton,	\$ 1000	18 00	@	20 00
Philadelphia	"	40 00	@	42 00

No. 1. Arch, wedge, key, &c., delivered, 72 M.....	\$55 00
No. 2. Split and Soap, 72 M.....	45 00

Rosendale, 3 bbl.....	1 75
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Doors.—		1½ in. thick	1½ in. thick,	1½ in. ml
Size.		moul. 1 side.	ml. 2 sides.	2 sides.
2 ft.	6 in. x 6 ft.	6 in. \$2 62½	\$3 25	
2 ft.	8 in. x 6 ft.	6 in. 2 75	3 50	
2 ft.	8 in. x 6 ft.	8 in. 2 57½	3 50	
2 ft.	10 in. x 6 ft.	8 in. 3 00	3 62½	
2 ft.	10 in. x 6 ft.	10 in. 3 12½	3 75	
2 ft.	10 in. x 7 ft.	10 in. 3 25	3 87½	\$4 50
3 ft.	0 in. x 7 ft.	0 in. 3 37½	4 00	4 75
3 ft.	0 in. x 7 ft.	6 in. 3 75	4 50	5 25
3 ft.	0 in. x 8 ft.	0 in. 4 00	5 25	6 00

Size. Unglazed. Glazed.		Size. Unglazed. Glazed.	
7 x 9.....	62½ 1 50	10 x 16.....	1 12½ 3 00
8 x 10.....	62½ 1 62½	12 x 16.....	1 75 4 00
9 x 12.....	75 2 25	12 x 18.....	2 00 4 50
10 x 12.....	87½ 2 37½	12 x 20.....	2 25 5 00
10 x 14.....	1 00 2 50		

Outside Blinds, Rolling Slats, ¼ inch thick, unpainted
 40 cents per foot wide; 36 cents per foot in length, 3 feet to 4
 feet 4, 40 cents per foot; painted with outside corner
 for hanging, 80 cents @ \$1.00. Inside Blinds, Rolling
 Slats, ¼ inch thick, unpainted, \$1.00 @ \$1.25.

(Delivered on board at New York.)

PIPE, per running foot.			
2 inch diam.....	\$0 12	9 inch diam.....	0 50
3 " 	9 15	10 " 	0 60
4 " 	0 20	12 " 	0 80
5 " 	0 25	15 " 	1 30
6 " 	0 30	18 " 	1 75
7 " 	0 35	20 " 	2 25
8 " 	0 40	24 " 	3 25
BENDS AND BRANCHES, each.			
2 inch diam.....	\$0 30	7 inch diam.....	\$0 80
3 " 	0 40	8 " 	0 90
4 " 	0 50	9 " 	1 10
5 " 	0 60	10 " 	1 80
6 " 	0 70		
STENOR TRAPS, each.			
2 inch diam.....	\$0 75	7 inch diam.....	\$4 00
3 " 	1 00	8 " 	5 50
4 " 	1 50	9 " 	7 50
5 " 	2 00	10 " 	10 00
6 " 	3 00		
BRANCHES, per running foot.			
12 x 6.....	\$1 25	18 x 6.....	\$2 50
12 x 12.....	1 75	18 x 12.....	3 00
15 x 6.....	1 75	18 x 15.....	3 50
15 x 12.....	2 25	18 x 18.....	4 00
15 x 15.....	2 50	20 x 12.....	4 50

FOREIGN WOODS. DUTY free.

CEDAR.		
Nuevitas, $\frac{3}{4}$ foot.....	15 @	18
Mansanilla, $\frac{3}{4}$ foot.....	13 @	14
Mexican, $\frac{3}{4}$ foot.....	8 @	12
Florida, $\frac{3}{4}$ foot.....	25 @	50
MAHOGANY.		
St. Domingo, Crotches, $\frac{3}{4}$ ft.....	50 @	75
St. Domingo, Ordinary Logs.....	7 @	10
Port-au-Platt, Crotches.....	20 @	40
Port-au-Platt, Logs.....	9 @	18
Nuevitas.....	10 @	15
Mansanilla.....	8 @	10
Mexican.....	11 @	15
Honduras (American Wood).....	10 @	15

Rio Janeiro, 2 lb.....	05	@	08
Bahia, 2 lb.....	02	@	06
SATIN WOOD.			
Log, 2 lb foot.....	17	@	40
Granadilla, 2 ton.....	22	@	24
Lignumvitae, 2 ton.....	17 50	@	20 00

DUTT: Cylinder or Window Polished Plate, not over 10 by 15 inches, 2½ cents ¾ sq. foot; larger, and not over 16 by 24 inches, 4 cents ¾ sq. foot; larger, and not over 24 by 30 inches, 8 cents ¾ sq. foot; above that, and not exceeding 24 by 60 inches, 20 cents ¾ sq. foot; all above that, 40 cents ¾ sq. foot; on unpolished Cylinder, Crown and Common Window, not exceeding 10 by 15 inches square, 1½¢; over that, and not over 16 by 24, 2¢; over that, and not over 26 by 30, 2½¢; all over that, 8 cents ¾ lb.

	Single.	Double (French.)
6 x 8 to 8 x 10.....	\$6 25 to \$8 50	\$9 50 to \$12 00
8 x 11 to 10 x 15.....	7 75 to 9 00	10 00 to 13 00
11 x 14 to 12 x 18.....	6 50 to 10 00	11 00 to 16 00
13 x 18 to 16 x 24.....	8 00 to 11 00	12 00 to 18 50
18 x 22 to 18 x 30.....	9 00 to 13 50	15 50 to 22 50
20 x 30 to 24 x 30.....	10 00 to 16 50	22 50 to 26 50
24 x 32 to 24 x 36.....	12 00 to 18 00	26 00 to 30 00
25 x 36 to 26 x 40.....	16 00 to 20 00	25 00 to 33 00
28 x 40 to 30 x 48.....	18 00 to 22 00	30 00 to 36 00
30 x 50 to 32 x 56.....	20 00 to 24 00	33 00 to 40 00
32 x 55 to 34 x 50.....	23 00 to 27 00	38 00 to 45 00

Double thick English sheet is double the price of single.

The discount on French glass is 40 per cent., on English 35 to 40 per cent.

	Single.	Double.
6 x 8 to 8 x 10.....	\$6 00@77 75	\$9 00@11 50
8 x 11 to 10 x 15.....	6 50@8 25	10 00@12 50
11 x 14 to 12 x 18.....	7 00@9 75	11 00@15 00
13 x 18 to 16 x 24.....	7 50@10 50	12 00@18 50
18 x 22 to 18 x 30.....	8 00@12 50	18 50@21 50
20 x 30 to 24 x 30.....	9 00@15 50	21 00@26 50
24 x 31 to 24 x 36.....	10 00@16 50	24 00@23 50
25 x 36 to 30 x 44.....	11 00@20 50	25 50@32 00
30 x 36 to 30 x 48.....	14 00@20 50	26 50@32 00
22 x 48 to 32 x 56.....	16 00@24 00	32 00@40 00
From the above there is a discount to the trade of from 40 to 50 per cent.		

A, extra, 1/2 lb.....	0 60	1 1/2, 1/2 lb.....	0 25
I, " " " ".....	0 58	2, " " " ".....	0 28
II, " " " ".....	0 43	2 1/2, " " " ".....	0 21
IV, " " " ".....	0 41	2 1/2, " " " ".....	0 20
1 1/2, " " " ".....	0 36	2 1/2, " " " ".....	0 19
1 3/4, " " " ".....	0 32	2 1/2, " " " ".....	0 18
1 3/4, " " " ".....	0 29	2 1/2, " " " ".....	0 17
1 3/4, " " " ".....	0 27	3, " " " ".....	0 16

Mining and Blasting (A) 25lb kegs.	4.50
" " (B) "	4.00
Nitro-Glycerine, per lb.....	1.25
HAIR... DUTY, free.	
Cattle, $\frac{3}{4}$ bushel.....	80
Mixed, "	60
Goat, "	70

LUMBER.—Duty, 20 per cent ad val.

Pine, Clear, 1,000 ft.	\$60 00	@	\$65 00
Pine, Fourth Quality, 1,000 ft.	55 00	@	60 00
Pine, Select Box, 1,000 ft.	50 00	@	55 00
Pine, Good Box, 1,000 ft.	30 00	@	35 00
Pine, Common Box, 1,000 ft.	22 00	@	25 00
Pine, Common Box, 1/2, 1,000 ft.	15 00	@	17 50
Pine, Tally Plank, 1 1/2, 10 inch.	40	@	45
Pine, Tally Plank, 1 1/2, 24 quality.	35	@	40
Pine, Tally Plank, 1 1/2, culls.	25	@	28
Pine, Tally Boards, good, each.	35	@	38
Pine, Tally Boards, culls, each.	24	@	25
Spruce Boards, each.	26	@	30
Spruce Plank, 1 1/2 inch, each.	32	@	35
Spruce Plank, 2 inch, each.	48	@	
Spruce Wall Strips.	28	@	25
Spruce Joist, 3x8 to 3x12.	23 00	@	25 00
Spruce Joist, 4x8 to 4x12.	23 00	@	25 00
Hemlock Boards, each.	24	@	25
Hemlock Joist, 3x4, each.	25	@	28
Hemlock Joist, 4x6, each.		@	55
Ash, good, 1,000 ft.	55 00	@	60 00
Oak, 1,000 ft.	55 00	@	60 00
Maple, 1,000 ft.	50 00	@	
Chestnut.	50 00	@	55 00
Black Walnut, good, 1,000 ft.	55 00	@	90 00
Black Walnut, selected and season-	100 00	@	125 00
ed, 1,000 ft.		@	
Black Walnut, 1/2, 1,000 ft.	75 00	@	80 00
Cherry, good, 1,000 ft.	80 00	@	90 00
White Wood, Chair Plank.	60 00	@	90 00
White Wood, inch.	45 00	@	50 00
White Wood, 1 1/2 inch.	38 00	@	50 00
Shingles, extra shaved pine, 18 inch,	9 50	@	10 00
per 1000.		@	
Shingles, extra shaved pine, 16 inch,	8 50	@	9 50
per 1000.		@	
Shingles, extra shaved pine, 18 inch,	8 50	@	9 50
per 1000.		@	
Shingles, clear shaved pine, 16 inch,	7 00	@	7 50
per 1000.		@	
Lath, Eastern, per 1000.	8 00	@	8 50

LEAD.—Duty: Pipe and sheet, 3/4 c. @ 2b.
Pipe and sheet. @ 12
Lead, encased tin pipe. 21

LIME.
Common, @ bbl. 1 25
Finishing, or lump, @ bbl. 2 00

PAINTS AND OIL.

Chalk, @ lb.	2	@	2 1/2
China Clay, @ ton, 2,240 lbs.	2 1/2	@	3 1/2
Whiting, @ lb.	9	@	10
Paris White, English, @ lb.	12 1/2	@	13
Zinc, White American, dry.	8 1/2	@	11 1/2
" " " in oil, pure.	12 1/2	@	15
" " " " good.	14 1/2	@	15
" " " French, dry.	18 1/2	@	14
" " " in oil, pure.	14	@	14 1/2
Lead, " American, dry.	11	@	12 1/2
" " " in oil, pure.	11	@	12
" " " " good.	11	@	12
" Red.	2 1/2	@	2 1/2
Litharge.	8	@	10
Ochre, Yellow, French, dry.	2 1/2	@	3
" " " in oil.	6	@	10
Venetian Red, English.	2 1/2	@	3
" " " in oil.	8	@	10
Spanish Brown, dry, @ 100 lbs.	1 25	@	5 1/2
" " " in oil.	8	@	8 1/2
Vermilion, American.	24	@	26
" English.	1 80	@	1 40
" China.	1 23	@	1 25
" Trieste.	1 18	@	1 12 1/2
Chrome Green, genuine, dry.	23	@	25
" " " in oil.	22	@	25
Chrome Yellow, " in oil.	30	@	35
Lined Oil, in bbls.	1 16	@	1 19
" " in casks.	1 14	@	1 15
Spirits of Turpentine, @ gal.	64	@	66

PLASTER PARIS.—Duty, 20 per cent ad val. on calcined.
Lump, free.

Nova Scotia, white, @ ton.	5 00	@	5 25
Nova Scotia, blue, @ ton.	4 75	@	5 00
Calcined, Eastern and City, @ bbl.	2 40	@	2 50

SLATE.

Purple Roofing Slate, Vermont, @ square, delivered at New York.	10 00	@	11 00
Green Slate, Vermont, @ square, delivered at New York.	11 00	@	12 00
Red Slate, Vermont, @ square, delivered at New York.	15 00	@	16 00
Black Slate, Pennsylvania, @ square, delivered at New York.	10 00	@	11 00
Peach Bottom, @ square, delivered at New York.	14 00	@	15 00
Intermediates, @ square, delivered at New York.	8 50	@	9 50

TIN PLATES.—Duty: 25 per cent ad val.

I. C. Charcoal 10 x 14 per box.	\$11 50	@	\$12 50
I. C. Coke 10 x 14 " "	9 50	@	10 50
I. X. Charcoal 10 x 14 " "	14 25	@	14 75
I. C. Charcoal 14 x 20 " "	12 25	@	12 50
I. X. Charcoal 14 x 20 " "	15 00	@	15 25
I. C. Coke 14 x 20 " "	9 75	@	10 15
I. C. Coke, terme 14 x 20 " "	8 75	@	9 00
I. C. Charcoal, terme 14 x 20 " "	10 00	@	11 25

ZINC.—Duty: Sheet, 3/4 c. @ 2b.
Sheet, @ 2b. 12 @ 12 1/2

A NEW business at the South is the manufacture of cane-fiber slate, designed as a substitute for plaster in walls and ceilings. The material neither warps, cracks, breaks, nor crumbles.

DOMESTIC ITEMS.

THE total real and personal valuation of Cincinnati in 1830 was \$4,206,204; in 1840, \$6,171,498; in 1850, \$42,862,728, and now it is \$137,000,000, with the expectation of \$300,000,000 by the revaluation of next year. In 1841 it was estimated that the population of the city would reach 146,000 in 1860, but long before this date it had reached 186,000.

THE real estate market in Cincinnati for large houses is dull; but moderate and small houses are in demand, and the rents well sustained.

THE demand for houses and stores in Chicago is increasing. Notwithstanding the vast amount of building that has been and is being done, and while the rates remain about the same as last year, the demand was never greater than now. There is, possibly, less difficulty experienced in obtaining first-class residences, owing to the large increase of that class of structures, but the demand for houses of the medium class, renting at from \$400 to \$800 a year, has been very great. Small cottages readily bring from \$25 to \$40 per month; comfortable two-story houses rent from \$800 to \$1,200 per year, while first-class houses realize \$2,500 per annum to their owners. Of stores there is no surplus in desirable locations, and rents range from \$2,000 to \$12,000 a year.

THERE were 7,000 houses built in Chicago last year.

THE new \$100,000 building of the Brooklyn Art Association will soon be commenced.

THE real estate sales in Wapello County, Iowa, for the past year foot up at \$758,329.55.

A YEAR ago A. D. Jones bought one hundred acres of land near Council Bluffs, Iowa, for \$1,000. Lately he sold it for depot grounds for the railroad, at a profit of \$35,000.

A NEW effective hydraulic cement has been made which is merely a basic hydrated oxychloride of magnesium, and is formed by adding a more or less concentrated solution of chloride of magnesium to magnesia. The magnesia may be very conveniently obtained by adding quick-lime to the mother liquor, that is the residue in salt works, which contains chiefly chloride of magnesium; magnesia will precipitate, and is to be calcined. Double chloride of calcium and magnesium will remain in the liquid; and if chalk or lime are added an excellent material for hardening common plaster on walls, etc., will be obtained; or the liquid itself may be used for moistening the materials in making the cement. Magnesium cement is extremely plastic, and forms a substance like marble. It takes color well, and it has such agglutinative power, that one part of it is capable of uniting twenty parts sand. It is, therefore, expected to constitute a means of rendering buildings easy where building materials do not exist.

THE Piscataquis quarries in Maine annually ship to Boston 20,000 tons of slate.

AT Denver, Col., a company has been organized to build a train-road into the mountains, of the South Pass as a means of bringing into the city lumber and all kinds of building materials.

A CEMENT bed has been discovered in Astoria, Oregon, which is said to equal in quality the celebrated Marin cement.

THE *Northender* says that rents have declined from ten to fifteen per cent in Harlem during the past week.

THE assessed valuation of Pittsburg is \$17,579,000.

THE valuation of real and personal property for purposes of taxation in Maryland amounts to \$492,000,000, of which \$224,000,000 is assigned to Baltimore. The State tax is 19 cents and the city tax \$1 20 on the \$100.

NEWPORT, Vt., in the year 1867, shipped four hundred and two car loads of lumber, amounting to three million two hundred and sixteen thousand feet.

ABOUT six hundred permits were issued for new dwellings in Philadelphia last month.

THE amount of real estate transfers in Louisville last week was \$90,144.

BUSINESS CARDS.

DUNKIN & CO., 956 BROADWAY, NEAR
Twenty-third street, New York,
REAL ESTATE AGENTS.
HOUSES FOR SALE AND TO LET
in New York and Brooklyn.
COUNTRY RESIDENCES, FARMS, ETC.
LOANS NEGOTIATED.

EDWARD GREEN, WHOLESALE AND
RETAIL
LUMBER DEALER,
521 West, cor. Horatio st.,
NEW YORK.

FLOCK & CAFFERTY, REAL ESTATE
BROKERS, No. 1275 Broadway, near 84th street,
New York.
City and Country Property to Rent and for Sale.
Rents collected.
Loans negotiated.

GEORGE L. AYERS, REAL ESTATE
AGENT, cor. Court and Joralemon streets, oppo-
site City Hall, Brooklyn.
Money loaned on Bond and Mortgage.
Houses rented, and rents collected.
Houses and lots bought and sold.

HARLEM PROPERTY, IN 120TH STREET,
n. side, 100 feet west of First avenue, for sale. A
three-story brick-house, high stoop and basement, 16 1/2 x 44,
situated on lot 16 1/2 x 100.11, with a gore adjoining on which
is a stable. Price, \$13,000. For particulars apply to
H. D. SMITH, 87 Park Row, Room 31.

HOMER MORGAN, REAL ESTATE AND
GENERAL BROKER, No. 2 Pine Street, New
York.
Attention given to sales.
Real Estate at private Sale.

H. A. READ & CO., DEALERS IN REAL
ESTATE, 71 Broadway, Room 52.
Second Mortgages Negotiated. Houses, Stores, and
Lands let, and Rents collected.

JOHNSON & MILLER, AUCTIONEERS,
AND REAL ESTATE BROKERS, No. 25 Nassau
Street, corner of Cedar, New York.
City and Country Real Estate at Public and Pri-
vate Sale.
Loans on Mortgage negotiated.
Auction Sales of Furniture, Stocks, Merchandise, &c.

JESSE S. CARMAN, REAL ESTATE AND
INSURANCE AGENT, 153 Montague street, near
Court street, Brooklyn.
Fire and Life Insurance effected.
Loans procured on Bond and Mortgage, Stocks, &c.

KING OF THE ROOFERS. LET HIM
repair your Leaky Roofs. Offices: 2 Court street,
Phoenix Buildings, 59 Fulton street, and corner of 4th and
South 7th street at the Tax Payers' office, E. D.

MCCAHL & CO.'S REAL ESTATE EX-
CHANGE, 454 Sixth Avenue, bet. 27th and 28th
streets, and 692 Third Avenue, corner 47th street.
City and Country Property Bought, Sold, and Rented.
Money Loaned on Mortgage. Mortgages Bought. Fire
and Life Insurance effected.

MARBLEIZED SLATE AND DECORATED
MARBLE MANTELS. A large stock always on
hand.

T. B. STEWART,
605 Sixth avenue, bet. 35th and 36th streets.

MICHAEL GROSZ & SON, MANUFAC-
TURERS OF STABLE FIXTURES AND ALL
KINDS OF IRON RAILING, WINDOW SHUTTERS,
GRATINGS, BANK DOORS, ILLUMINATING TILES,
IRON FRONTS, ROLLING SHUTTERS, AND VAULT
COVERS, 45 Greene street, New York.

MICHAEL GROSZ. FREDERICK H. GROSZ.

ROBERT MCGINNIS, ARCHITECT AND
BUILDER.
Surveys made and damages estimated for Insurance
Companies.

Also, Broker in Real Estate.
NO. 2 GOUVERNEUR LANE,
Or, No. 20 East 73d street, bet. 3d and 4th Avenues.

RANDELL & PORTER, REAL ESTATE
AND INSURANCE, 1951 Third Avenue (near
125th street), New York.

THOMAS CRIMMINS & SON, CONTRAC-
TORS. Office, 302 East 60th street, New York.
Box 142 Mechanics and Traders' Exchange.
Base and Building Stone furnished.

A FINE SUBURBAN RESIDENCE FOR
SALE; situated in 91st street, third house west of
Third Avenue; house large and commodious; stands on
four lots of ground, 100x100, which contain fruit trees and
flowers in variety. A good stable belonging to the pre-
mises.
Apply to FREDERICK CRIGHTON, World Office;
or, Room 25 World Buildings.

A. D. MELLICK, JR., & BRO., No. 26
Pine st., offer for sale at GREENVILLE, BERGEN POINT, ROSELLE, WESTFIELD, PLAINFIELD, SOMERVILLE, WHITEHOUSE, and all points on the line of the

CENTRAL RAILROAD OF NEW JERSEY,

houses, lots, country seats, and farms. We offer no property that we have not thoroughly examined. Descriptive lists just issued, complete with time-tables, maps, and detailed descriptions of the towns and villages, and the property we are offering for sale.

LONG ISLAND POTTERY, SEWER, WATER-PIPE, AND TERRA COTTA WORKS,
North Seventh Street, Williamsburgh. Depot, 251 Pearl street, New York.

EDWARD H. QUINN,

Manufacturer and Importer.

Goods carefully packed and shipped to all parts of the country.

C. L. MEAD, REAL ESTATE AND INSURANCE AGENT.
Rents Collected.
2,000 Third Avenue, Harlem, bet. 128th and 129th sts.

INGLIS & FORREST, PRACTICAL PLUMBERS, GAS AND STEAM FITTERS, 102 West 24th street, New York, near Sixth Avenue.

A. P. SMITH & BRO., REAL ESTATE AND INSURANCE, 1804 Broadway, running through to 599 Sixth Avenue, near 85th street, 44 Pine street, from 12 to 2 P.M., New York.

A. P. SMITH, Notary Public.

H. B. SMITH, Com. of Deeds.

ADRIAN H. MULLER, P. R. WILKINS & CO., AUCTIONEERS AND REAL ESTATE BROKERS, No. 7 Pine street, New York.

B. F. McCAHILL, ATTORNEY AND COUNSELLOR-AT-LAW AND COMMISSIONER OF DEEDS, 692 Third Avenue and 454 Sixth Avenue. Titles carefully examined, and Law business in general attended to. Loans negotiated, and Mortgages bought.

BELL BROTHERS, DEALERS IN TIMBER, foot of 22d and 23d streets (North River), New York.

THOMAS BELL. JNO. P. BELL. WM. R. BELL.

BRADLEY & CURRIER,

Wholesale and Retail Dealers in

DOORS, SASHES, BLINDS, WINDOWS, BUILDING MATERIALS, &c.,

44 DEY STREET, NEW YORK.

E. A. BRADLEY.

G. C. CURRIER.

E. H. LUDLOW & CO., AUCTIONEERS AND REAL ESTATE AGENTS.

Established in 1836.

Attention given to sales at Auction of Real Estate, Stocks, Bonds, and Furniture whenever required.

Houses, Stores, Lots, &c., Sold at Private Sale.

Lists of all our property can be had on application at the

OFFICE, NO. 3 PINE STREET.

W. C. ROGERS & CO., MERCANTILE STATIONERS & PRINTERS, 26 John street, New York.

We are now prepared to estimate for anything embraced in the following branches of our business:

Blank Books of every description, from a Memorandum to the most complicated form of Account Book.

Stationery of every variety, Wholesale and Retail.

Wedding Orders particularly solicited.

Lithography in every style of the art.

Copper Plate Engraving and Printing.

Type Printing in all its branches, from a Business Card to a Book.

Embossing, or plain and fancy Stamping on Paper.

Cutting Dies for Crests, Monograms, &c.

Seal Presses of all kinds.

Cancelling Stamps on hand or made to order at Manufacturers' Prices.

WM. W. GARDINER, ARCHITECT,
Office, No. 907 Broadway, between 20th and 21st streets, Room 11, New York.

PEREMPTORY SALE OF VALUABLE PROPERTY ON FIRST STREET, BY ORDER OF THE SUPREME COURT, IN PARTITION.

ADRIAN H. MULLER, P. R. WILKINS & CO.

Will sell at Auction, on

TUESDAY, MAY 19, 1863,

At 12 o'clock, at the Exchange Salesroom, 111 Broadway, N. Y.,

By order of the SUPREME COURT, under the direction of DANIEL P. INGRAHAM, Jr., Esq., Referee, the following described Real Estate, viz.:

FIRST STREET—The six lots of land, together with the buildings thereon, situate on the northerly side of First street, 84 feet 4 inches east of the 2d Avenue, as per diagram.

S. H. THAYER, Esq.,

Plaintiff's Attorney.

Maps at the office of the Auctioneers, No. 7 Pine street.

FOR SALE, ON BROADWAY, OR TO LET,

near Wall street.—Probably the largest plot of property in one parcel on Broadway, between the City Hall and Bowling-Green, being in measurement about six and one-half City lots; located at the south-east corner of Broadway and Exchange place and on New street; offered by direction of the executors of Asa Fitch, deceased, to close the estate. This property is now offered at a large reduction of price heretofore asked; if not sold by first of May will be rented for business purposes. Terms of credit reasonable, or all cash. To new boards or banking institutions. Apply to

[HOMER MORGAN,

No. 2 Pine street.

FOR SALE—A TWO STORY AND BASE-

ment frame-house, with 26 lots of ground, situated on Monroe street, between Ralph and Patchen avenues, Brooklyn. The neighborhood around is growing rapidly, and property appreciating in value every day. The house is within easy distance of two lines of city cars.

For particulars apply to

W. C. KAIN, 11 Wall street, Room 16.

BEAR IN MIND THE IMPORTANT FACT

that the splendid Eighteenth Ward Lots to be sold by JOHNSON & MILLER at auction, on Tuesday, May 12, are nearer New York City Hall than Central Park. They are more accessible and can be reached in less time. They are on fine grades, free from rock, and in the midst of great improvements. At current prices an entire block will not sell for more than a rocky uptown lot. Quere, which offers the best chance for speculation. No one is asked to buy without examining the property. Call at once on JOHNSON & MILLER, 25 Nassau street, N. Y., or 157 Montague street, Brooklyn, and secure a map and a free ticket over the railroad to the ground.

500 BUILDING LOTS AT BERGEN POINT, NEW JERSEY,

AT AUCTION,

under the direction of A. D. MELLICK, for account of the New Jersey Central Land Improvement Co.

LEWIS R. WOOD, AUCTIONEER,

will sell on

TUESDAY, MAY 12, 1863,

commencing at twelve o'clock, noon,

500 BUILDING LOTS,

beautifully located on high ground, near the railroad station, Bergen Point, distant from the city 30 minutes by Central Railroad or New Jersey. For maps and full particulars apply at the office of the Central Railroad, No. 103 Liberty st., or A. D. MELLICK, Jr., & BRO., No. 26 Pine street, New York.

WHY GO OUT OF THE UNION TO NEW

Jersey, and pay from \$1,000 to \$3,000 for a lot of ground in any petty village, when you can go to Brooklyn, the City of Churches, the centre of talent, intellect, and refinement, and buy better property within 30 minutes of four ferries, nearer New York City Hall than Central Park, for one quarter the price. In New Jersey the nod of Camden & Amboy is supreme law. Brooklyn, liberal and progressive, where the people, not monopolies, rule, is the place for investment. Look out and secure maps for JOHNSON & MILLER'S great sale of Eighteenth Ward property, at 25 Nassau st., N. Y., or 157 Montague st., Brooklyn.

GREAT SALE OF EIGHTEENTH WARD,

Brooklyn lots, by JOHNSON & MILLER, at 12 o'clock, on TUESDAY, May 12, at Exchange Salesroom, 111 Broadway, New York. Maps now ready at offices of auctioneers, 25 Nassau street, New York, and 157 Montague street, Brooklyn.

REAL ESTATE NEWS AGENCY.

C. W. SWEET & CO., proprietors of the **REAL ESTATE RECORD**, have opened, in connection with their paper, an agency, through which they propose to furnish extremely valuable information for the benefit of Real Estate dealers, owners, and operators. Persons about investing in Real Estate, usually wish to be informed on these points:—

1st. Who the actual owner of any piece of property may be, and whether any incumbrance is existing against it.

2d. What the actual value of said property was at the last sale.

3d. What price the property adjacent and within same block has sold for within the past few years.

4th. An intelligent, unbiased estimate of the value of the property at the present time; the future prospects of the same; whether there are likely to be any improvements, and of what kind, in the street where property is located; and such other information as will be likely to affect the value of said property.

Real Estate dealers, will at once see the immense value of the class of information we propose to furnish, particularly to those who now buy in the dark without any reliable data to guide them, but who, by means of our agency, will have every light which official records, transcripts of sales, etc., can furnish. We have peculiar facilities for furnishing this class of information, having in our possession maps, books, etc., gotten up exclusively by us, which contain every piece of property in New York and Kings counties, with the names of owners, and other information accessible to no other firm or persons in the U. S.

Titles searched, and careful abstracts made at the lowest prices. This work will be done accurately and cheaply for regular subscribers.

C. W. SWEET & CO.,

Room 25, World Building,

37 Park Row.