

**NATURAL ADVANTAGES OF OAKLAND. 11**

The city assessment rolls, from the fiscal year 1863-4 to date, have been as follows :

Year.	Amount of Assessment.
1863- 4 .....	\$ 794,121
1864- 5 .....	970,125
1865- 6 .....	1,107,949
1866- 7 .....	1,434,800
1867- 8 .....	1,832,428
1868- 9 .....	3,363,478
1869-70 .....	4,256,702
1870- 1 .....	4,563,737
1871- 2 .....	5,215,704
1872- 3 .....	6,647,039
1873- 4 .....	18,539,303

Until the present year the assessment has been announced to have been at one-third of the actual value of the property ; but the custom has been changed, and property is now cited for what is deemed its market value. There has been a corresponding reduction in the rate of taxation—which is seventy cents on the one hundred dollars.

The city wharf was completed in August, 1872, and its first year's business amounted to \$3,283.67. Charges had been fixed so as to produce revenue enough to pay the interest on its cost and running expenses. It has done little more than this during the first year, and the amount of business has so greatly increased that at the end of the second year there will be a considerable sinking fund to redeem some of the bonds issued to raise funds for its construction. The freight landed on this wharf during the year amounted to 20,634 tons. The wharf is now used to very nearly its full capacity, and if the city owned the site for another, it would be justified in building a second one.

The erection of the Grand Central Hotel is an event of much local importance. In size and elegance it is not inferior to any hotel on the Pacific Coast, and visitors from different parts of the State, and from the East, will be sure to entertain a more favorable opinion of Oakland on account of this enterprise.

The Oakland Street Railroad Company has extended its track from Temascal to Berkeley, and a branch has been constructed from the main line, at the junction of Broadway and Fourteenth Street, along San Pablo Avenue, for a distance of two miles. The business of these roads has kept somewhat in advance of the general growth of the city, so large a proportion of the newly erected dwelling-houses being in the suburbs.

The Oakland Gaslight Company has increased the capacity of its works by erecting a holder which will contain ninety thousand cubic feet of gas, and by enlarging its works in other respects, in order to meet the increased demands made upon them.

The Contra Costa Water Company has lately commenced the

Home Insurance Co. (Fire) of New York, BAKER & ROFF, Agents, Broadway and Tenth, Oakland.