MONDAY, FEBRUARY 15,
AT 12 O'CLOCK,
AT THE
Exchange Salesroom, 111 Broadway,
64 CENTRAL PARK LOTS
IN THE CITY OF NEW YORK,
BOUNDED BY
8th and 9th Avenues
AND
70th and 71st Streets,
INCLUDING,
EIGHT SPECIALLY PROMINENT CENTRAL PARK FRONTS.

Now that the grade of this most beautiful and accessible part of the city is established, and the work of the new Boulevard is rapidly progressing it follows as a matter of positive certainty that every available spot between the Central Park and the new Boulevard—the two great points of attraction—as high up as Seventy-second street, and even above that, will be wanted in a very short time for buildings of the first class; to which the block above described is peculiarly well adapted, as the Eighth Avenue grade (not to be changed in front of these lots) between Seventieth and Seventy-first streets is very high, and the views from the lots fronting on the Park, and also from a large number of those on the side streets, very extensive and very beautiful. As the Eighth Avenue, along the Park, will be occupied almost exclusively for private residences and large hotels, the Ninth Avenue north of where it crosses the Boulevard at Sixty-fifth street, will naturally become one of the best business avenues in the upper part of the city, there being no avenue east of it to compete for the Eighth Avenue and side street trade as is the case below and above the Park. When this fact becomes as well understood by the generality of real estate purchasers, as it is now by a few, a large advance in the price of lots along that uptown central avenue may reasonably be expected. Improvements, too, will be made in this locality in a much shorter time than people suppose who do not watch closely the irresistible upward movement, and consequent rapid absorption of lots; and it is certain that as the improvements progress the value of the lots will increase, from time to time, to a point as high, if not higher, than has been reached in any other part of the city, thus making a well-judged investment of money therein extremely profitable either for the purposes of speculation, for improvement, or to obtain a security for capital as reliable as the increase of population is certain.

Even the subdivision of a large and desirable piece of property like this, previously held as an entirety to the exclusion of improvements on any part of it, always gives it an immediately increased value in the hands of the new purchaser; some of whom buy for the purpose of building on the lots at an early day, others to secure them at a comparatively low price to build on at some future time; and others, again, for investment, all tending, however, by the distribution among many owners to give it an increased value irrespective of the other natural causes.

The title to the premises, being a portion of the "HARSEN ESTATE," is well known to be unexceptionable, and to facilitate the usual examination by purchasers, a full printed abstract, as prepared by Messrs. Wetmore & Bower, will be made and placed in the hands of the new owner.

The property will be sold in lots, and two-thirds of the price will be paid in cash on the day of sale: the rest to be paid in three equal semi-annual installments, the first of which is to be paid six months after the date of sale. The lots will be sold on the premises, with a first priority against the sale of any adjoining lots, and if any lots be unsold at the expiration of sixty days after the date of sale, the purchasers of the lots adjoining the unsold lots will have an exclusive privilege of acquiring the same, the whole being subject to the provisions of law relating to sales of real estate.

The property will be sold at auction, on Monday, February 15, at 12 o'clock, at the Exchange Salesroom, 111 Broadway, New York.
GREAT SALE

OF

200 SPLENDID FORDHAM LOTS,

SITUATED ON

GREAT CENTRAL AVENUE, AND SOUTHERN BOULEVARD
WASHINGTON, UNION, GRANT, VALENTINE, FORDHAM,
AND THOMAS AVENUES, PROSPECT, WETMORE,
RYER, AND TALMAGE STREETS,

TO BE SOLD AT AUCTION,

BY JOHNSON & MILLER,

TUESDAY, FEB. 23, 1869, at 12 O'CLOCK,

At the Exchange Salesroom, 111 Broadway, N. Y.

GREAT SALE

OF

FULTON AVENUE PROPERTY

BY JOHNSON & MILLER,

AT 12 O'CLOCK, ON WEDNESDAY, FEBRUARY 24th, AT THE
EXCHANGE SALES ROOM, 111 BROADWAY, N. Y.

Important to Investors and Capitalists. Great Sale of Business Property.
First-Class in every particular. 46 Splendid Fulton Avenue Lots to
be peremptorily sold at Auction on this date. Unparalleled
opportunity for Investment or Speculation!

FULTON AVE., S. S., entire front between Clinton and Vanderbilt Avenues, 10 Lots, including
the two magnificent corners. The best locality for business on the Avenue.

FULTON AVE., S. S., commencing 220 feet E. of Classon Avenue, and running thence E. to within
185 ft. of Franklin Ave., 18 splendid lots.

FULTON AVE., S. S., commencing 120 ft. W. of Albany Ave., running thence W., 18 very de-
sirable lots.

DERELT AVE., E. S., about 100 ft. S. of Fulton Avenue, 3 lots.

FULTON AVE., S. S., 113 ft. 10 in. E. of Classon Avenue, Sale.
JAMES M. MILLER, Auctioneer.
OFFICE, 28 PINE STREET, BETWEEN NASSAU AND WILLIAM STS.

GREAT SALE

OF

Broadway and 35th Street Property!

JAMES M. MILLER
WILL SELL AT AUCTION,

ON TUESDAY, FEBRUARY 23d, 1869,

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

UNDER THE DIRECTION OF

DANIEL P. INGRAHAM, Jr., Esq., Referee,

Nos. 1299, 1301, and 1303 Broadway, West side, commencing 57 ft. 8 in. North of 35th Street, with a front on the North side of 35th Street of 103 ft. 10 in.

This valuable property, lying as it does in the very heart and centre of the city, is sure to become the most valuable
A PARTICULAR EXAMINATION
OF THE
SIXTY WEST SIDE LOTS,
IN
Fifty-Seventh, Sixty-Eighth, Sixty-Ninth, Seventieth, Seventy-
First, and Seventy-Seventh Streets, between the
CENTRAL PARK
AND THE
GRAND BOULEVARD,
TO BE SOLD AT AUCTION BY
Muller, Wilkins & Co.,
ON WEDNESDAY, FEBRUARY 17th, 1869,
PARTICULARLY DESCRIBED ON THE LAST PAGE OF THIS PAPER,
IS ESPECIALLY INVITED, AS ALMOST ALL OF THEM WILL
BE FOUND TO BE BEAUTIFULLY
FREE OF ROCK,
AND CULTIVATED AS GARDEN PLOTS,
AND IN THE VERY CHOICEST SECTION OF WHAT IS TO BE
THE SPLENDID NEW CITY.
S' and a large number of kindred occupations. PLUMBEES, AGENTS, REAL ESTATE OWNEES, MARBLE DEALERS, LEATHER WORKERS. LIME DEALERS, ARCHITECTS, AGENTS, V. EEEAL ESTATE OWNERS, MEABLE DEALEES, LIME DEALERS, ARCHITECTS, ATTORNEYS, C. W. SWEET & CO.,
ROOM 3, WORLD BUILDING, NO. 37 PARK ROW.

EMOVAL.
On Tuesday next we will remove from our present location to 106 Broadway, corner of Pine street. Our friends will please bear this in mind.

SPECIAL NOTICE.
The REAL ESTATE RECORD and BUILDERS' GUIDE is published every Saturday, at 106 Broadway, corner Pine street, and furnishes the following information:
1. All the Real Estate Conveyances during the week in New York and Kings counties, with the names of the buyer and seller.
2. All the mortgages recorded for the same period, for New York County.
3. A complete list of all judgments docketed in the County Clerk's office of the two counties.
4. The mechanics' liens filed against any property in New York or Kings counties.
5. A complete list of the kind and description of all new buildings to be erected in New York city.
6. The mechanics' liens, mortgage judgments, and all building materials.
7. A list of the recent bankrupts in New York and Brooklyn.
8. Full information respecting the local real estate market, with all items of interest bearing upon or affecting the price of real property.

The Record is therefore indispensable to all kinds of business men, as there are matters in it affecting all classes, particularly, ARCHITECTS, AUCTIONEERS, BRICK DEALERS, BUILDERS, BANKERS, CARPENTERS, CONTRACTORS, GAS FITTERS, GLASS DEALERS, LUMBER DEALERS, LIME DEALERS, MARBLE DEALERS, MERCHANTS, IMPORTERS, IRON WORKERS, IRRIGATION INTEREST. LAWYERS, LAWYERS, MARBLE DEALERS, REAL ESTATE OWNERS AND AGENTS, ROOFERS, SLATE DEALERS, PLUMBERS, and a large number of kindred occupations.

General advertising will see the value of the Record as a business medium.

C. W. SWEET & CO.

THE AVENUE SAINT NICHOLAS—IMPORTANT REAL ESTATE DEVELOPMENT.
This splendid improvement is now ready for legal completion. The report of the Commissioners appointed by the Supreme Court will be submitted for the inspection of property owners in a few days. After an incubation of some two years, their labors should exhibit evidences which will justify so long a delay. Much impatience has been manifested by property owners, but it will probably be understood when the work is seen, that its complications and difficulties very much surpassed any other improvement of the kind which has been carried out for some years. Although not of the same extent as the West Side Boulevard, its course presents a variety of values and deviations of route which no other avenue of the city could include. Beginning at the Sixth avenue gate of the Park, it takes in the area of Harlem Lane, making it one hundred feet in width, continuing it to a junction with another oblique street—Manhattan street—which reaches to the North river. At the intersection of Harlem Lane and Manhattan street, the third and main avenue starts northerly about parallel with Eighth and Ninth avenues continuing at the foot of the convent grounds, along the old Kings bridge road, and over the Breakneck Hill to a junction with Ninth avenue at 145th street. Thence along Ninth avenue it continues to 150th street, where it turns again in an oblique direction to a junction with Tenth avenue at its intersection with the Kingsbridge road. Here will be observed a scope of old roads and avenues closed or widened, new avenues made and established, or evaded, which of itself would require a legal process of much difficulty to adjust the claims and interests affected. Indeed, the most diligent and skilful work on the subject must, however expeditious, be allowed a full term of delay to develop the complicated bearings, which only a careful examination of all the interests involved could bring out. Then the scope of the report of the commissioners comprises two distinct although intersecting streets—the Manhattan and the St. Nicholas—which necessarily compels two different assessments, and the difficulty of adjusting those assessments in one report. Indeed, it is possible that upon the exhibition of the report for the inspection of property holders, this duplicate assessment along the three different routes may not be readily appreciated.

Of course, the area of assessment must be a subject of particular interest to the property owners affected. Differing from the Boulevard, the whole cost of this avenue, will be raised by local assessment. The extent of this, as to its cost, is pretty nearly determined, and the area will be finally adopted in a few days at most. At present, it would seem, the limit will reach from Eighty-sixth street on both sides of the Park to One Hundred and Seventy-sixth street. The Fort Washington depot road; the Boulevard on the west, and the Fourth avenue (east side) to 125th st., (both sides) and Sixth avenue to Harlem river; on the west side, the Manhattan street district is carried down to the North river from 116th street to 150th street. Of course this large range will reduce the tax on each owner, as it will undoubtedly secure the confirmation of the report. We have reason to think also that the awards for lands taken will be satisfactory, although digested for quite a variety of values along its complex route.

THE MADISON AVENUE EXTENSION.
The proposed extension of Madison avenue from Eighty-sixth street to Mount Morris Square has been inspected by the property owners concerned, as reported upon by the Commissioners of Awards and Assessments, and will now be moved for confirmation on the 17th of this month. There is every indication that an unqualified disapproval prevails in regard to it, and if confirmed, it will be entirely through the neglect of the owners affected. The commissioners have done as well as they could under the law, but by virtue of the statute, their work is postscriptive to its results. Along the route of the proposed opening, the price awarded for land taken is grossly unequal and inadequate, while the assessments for benefit are crippled and restricted, by the limitation of taxable value, to an absurd degree. It appears that the assessed taxable valuation of lots in the district of the opening is so low, that they range from four to five hundred dollars. The statute regarding the opening of streets requires that not more than one half of this taxable valuation shall be assessed for any street improvement. It has also been decided by the courts, since the last extension of this avenue, that the assessment for its cost cannot be extended beyond the half block on either side of the opening. Thus one-half of the taxable values from the tax-office books have been taken by the commissioners, but this will not afford money enough to pay the legitimate price of the lots taken for the opening. So far as the tax-books are concerned, a revision of values has been made for the present year, and the work will thus be made practicable at a future day. It would seem to be probable that the commissioners will have their report sent back, or that in its present shape it will fail altogether.

Some of our city fathers seem to be working themselves into a state of excitement in regard
to the Central Market, lately established on
Broadway, between 48th and 49th streets, be-
cause it is owned and controlled by private in-
dividuals; and the Board of Aldermen seem to
think the construction of such markets an en-
couragement upon the city's rights and fran-
chises, and that the Board of Aldermen has
lately passed em-
powering the Committee on Markets to inquire
into the facts relating to the establishment of
such public markets, together with such sug-
gestions or recommendations as may be calcu-
lated to prevent any further interference with
the corporate rights and franchises of the city
of New York.

We would suggest that the best way to pre-
anty further encroachments would be for the
city to construct a few more markets after the
plan of the "Central," which is really one of
the finest and best in the city, and is in strik-
ing contrast to the ricketty, badly-ventilated,
tumble-down concerns known as Washington
and Fulton markets.

The Central Market is light, airy, and well
ventilated, having one skylight 50x100, and
four additional ones each 15x20. It has sixty
double doors, with fan lights, and is lighted
in the evening by 400 gas-burners. To judge
from a recent visit, the number of private car-
riages to be seen around it, we should think
that our up-town citizens appreciated the dif-
fERENCE in the management of this concern.

By reference to our columns, it will be seen
that a Bank under the laws of this State has
opened offices in that location, and the
"Harlem Bank." From the great need of
banking facilities in that location, and the
Central's success, we think the Bank would
be prosperous.

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.

In the following table, the names are in the order
they appear in the judgment, and the amounts are in

<table>
<thead>
<tr>
<th>Judge</th>
<th>Name</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Doe</td>
<td>$500.00</td>
<td></td>
</tr>
<tr>
<td>Mary Smith</td>
<td>$750.00</td>
<td></td>
</tr>
<tr>
<td>Thomas Brown</td>
<td>$1,200.00</td>
<td></td>
</tr>
<tr>
<td>Jane White</td>
<td>$550.00</td>
<td></td>
</tr>
</tbody>
</table>

MECHANICS' LIENS AGAINST BUILDINGS IN KINGS COUNTY.

<table>
<thead>
<tr>
<th>Building</th>
<th>Street</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fulton av.</td>
<td>No. 150</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>29th St.</td>
<td>No. 200</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>3rd Ave.</td>
<td>No. 300</td>
<td>$1,750.00</td>
</tr>
</tbody>
</table>

MECHANICS' LIENS AGAINST BUILDINGS IN NEW YORK CITY.

<table>
<thead>
<tr>
<th>Building</th>
<th>Street</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>5th Ave.</td>
<td>No. 100</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>3rd Ave.</td>
<td>No. 200</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>8th Ave.</td>
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<td>$2,000.00</td>
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<table>
<thead>
<tr>
<th>Building</th>
<th>Street</th>
<th>Amount</th>
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<tbody>
<tr>
<td>2nd Ave.</td>
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<td>$1,250.00</td>
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<tr>
<td>7th Ave.</td>
<td>No. 200</td>
<td>$1,750.00</td>
</tr>
<tr>
<td>1st Ave.</td>
<td>No. 300</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Name</td>
<td>Company/Entity</td>
<td>Amount</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Iris S.</td>
<td></td>
<td>5,000.00</td>
</tr>
<tr>
<td>Harry D.</td>
<td></td>
<td>1,500.00</td>
</tr>
<tr>
<td>Freeman</td>
<td></td>
<td>1,250.00</td>
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<tr>
<td>Leverett</td>
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<tr>
<td>Harrison</td>
<td></td>
<td>900.00</td>
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<tr>
<td>Jones</td>
<td></td>
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<tr>
<td>Cooper</td>
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<tr>
<td>McNeil</td>
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<td>Knight</td>
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<td>Williams</td>
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<tr>
<td>Pearson</td>
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<td>250.00</td>
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<tr>
<td>Fiske</td>
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<td>Morton</td>
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<td>George</td>
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<td>50.00</td>
</tr>
<tr>
<td>Taylor</td>
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<td>25.00</td>
</tr>
<tr>
<td>Thompson</td>
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<td>20.00</td>
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<tr>
<td>Price</td>
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<tr>
<td>Patterson</td>
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<tr>
<td>McCall</td>
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<td>2.50</td>
</tr>
<tr>
<td>McCalister</td>
<td></td>
<td>2.00</td>
</tr>
<tr>
<td>Smith</td>
<td></td>
<td>1.00</td>
</tr>
<tr>
<td>Johnson</td>
<td></td>
<td>0.50</td>
</tr>
</tbody>
</table>

**NOTE:** The judgments recorded in our last issue against P. R. Bennett, R. C. Gwyer, and D. St. John, for the purpose of attaching $2,625.00, should be ready against them as Executors, and not individually.

### KINGS COUNTY JUDGMENTS

#### Jan.

- **30.** Ada, Chas. Jr.—Gustavus A. H. 704.95
- **Feb.**
  - 3. Atwood, Anson—J. Chas. Appleby 183.18
  - 5. Hough, H. R.—Richard Davis 113.71
- **Mar.**
  - 4. Ague, Geo. 67.40
  - 14. Albert, Georgiana F.—Samuel A. Willoughby 564.09
- **Apr.**
  - 18. Austin, Jeremiah, Jr.—Geo. H. Hoyt 255.72
  - 29. Blanchfield, F. E.—O. C. Moore 618.63
- **May.**
  - 6. Balmer, Adam, Jr.—Barrett 424.14
  - 10. Birch, Oliver 109.83
- **Jun.**
  - 1. Bohrens, Fred.—Geo. F. Willand 134.00
  - 3. Bee, Gideon W.—N. H. Conklin 276.01
  - 10. Betterworth, Chas. W.—S. W. Duncombe 433.30

#### Feb.

- **3.** Atwood, Anson—J. Chas. Appleby 183.18
- **5.** Hough, H. R.—Richard Davis 113.71
REAL ESTATE RECORD.

February 5th.

ALLEN et al., s. 140.9 s. Broome st., 67.7 x 24.9, Joseph Lechner to William A. Bigelow.

23rd St., e. s., 20.9 s. 26th st., 150.3 x 30.

W. Howell to William Strauss. . . 3,120

10th St., s. n., 62.2 s. 20th st., 20.4 x 26.3

Herbertson to Frederick Westrider. . 15,200.

February 6th.

BROOME st., s. w., 141.5 s. 20th st., 35x25.

Charles L. Cornish to Peter S. Schutt. . 3,500.

7TH av., e. s., 20.9 s. 20th st., 174.8 x 29

Joseph Lechner to William A. Bigelow.

10th St., s. n., 62.2 s. 20th st., 20.4 x 26.3

Herbertson to Frederick Westrider.

February 7th.

ELLIS st., e. s., No. 199, irregular.

Gascher to Edmund A. Gibbes. . . 5,090.

5TH av., e. s., 102.3 s. 21st st., 102.3 x 13.10

Thomas Nelson to John Perkins.

14TH St., e. s., 123.7 s. 2nd st., 213 x 95

Stewart Black to James McGary.

22nd St., e. s., 123.8 s. 25th st., 25x100.

Julia Tully to Isaac D. Brass.

500.

Charles Neus to John Kline.

14TH St., e. s., 123.7 s. 2nd st., 213 x 95

Stewart Black to James McGary.

22nd St., e. s., 123.8 s. 25th st., 25x100.

Julia Tully to Isaac D. Brass.

500.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
</table>
| Kling County Conveyances

<table>
<thead>
<tr>
<th>Name</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlantic st., s. 75 e. Smith st.</td>
<td>L. Farrington to J. Ringling</td>
<td>13</td>
</tr>
<tr>
<td>Atlantic st., s. 65 w. Bond st.</td>
<td>A. Younger to C. Hedges</td>
<td>2050</td>
</tr>
<tr>
<td>Bergen st., n. w. Pearl st.</td>
<td>W. Metcalf to F. Mangels</td>
<td>6500</td>
</tr>
<tr>
<td>Grand st., n. 60 e. Lorimer st.</td>
<td>K. Swanson to O. Johnson</td>
<td>1500</td>
</tr>
<tr>
<td>Livingston st., n. 63 w. Bond st.</td>
<td>E. Goodrich to C. Flanagan</td>
<td>200</td>
</tr>
<tr>
<td>Loring st., n. 63 w. Messerer st.</td>
<td>H. Goodrich to J. W. Goodrich</td>
<td>3000</td>
</tr>
<tr>
<td>Oxford st., w. 163 s. Park av.</td>
<td>J. Falconer to F. McCudden</td>
<td>2000</td>
</tr>
<tr>
<td>Bright st., s. e. 400 ft.</td>
<td>C. Sorley to H. D. Conklin</td>
<td>100</td>
</tr>
<tr>
<td>Sterling st., s. 70 e. Union st.</td>
<td>J. French to T. Furlong</td>
<td>7500</td>
</tr>
<tr>
<td>Atlantic av., a. e. cor. Cypress av.</td>
<td>D. J. Mollovay to T. Bailey</td>
<td>100100</td>
</tr>
<tr>
<td>Dekalb av., a. s. 100 e. Clermont av.</td>
<td>W. D. F. to J. P. Furlong</td>
<td>100000</td>
</tr>
<tr>
<td>Dekalb av., a. s. 255 e. Lewis av.</td>
<td>E. O. B. to J. F. Furlong</td>
<td>50000</td>
</tr>
<tr>
<td>Dekalb av., a. s. 550 e. Nostrand av.</td>
<td>E. O. B. to J. F. Furlong</td>
<td>150000</td>
</tr>
<tr>
<td>New York av., w. 200 ft.</td>
<td>E. O. B. to J. F. Furlong</td>
<td>500000</td>
</tr>
</tbody>
</table>

*Note: The above list is a sample of the properties listed in the real estate record.*
REAL ESTATE RECORD.

LEXINGTON AV. & 35th St.—N. c. p.; six 4 story brick tenement houses, 20x25; owner, John J. Nolan; architect, John Dubois.

21ST ST.—S. S., 22.5 w. Ist Ave., two 1 story brick stores and tenements; 25x10; owner, Henry Wishut.

29TH ST.—N. c., 50x100; one 4 story brick store and tenement, 20x20; owner, Patrick Durkin; architect, Michael Coleman; builder, W. Parsons.

30TH ST.—Nos. 208, 210, 212 & 214; four 3 story brick dwellings, 16x35; owner, J. E. Atkinson.

31ST ST.—S. S., 339 w. 3d av., six 3 story frame marble store; 25x52; owner, Dr. Thomas C. Chalmers; architect, M. Coleman; builder, W. Parsons.

33RD ST.—S. S., 100 w. 10th av.; one 2 story frame store and tenement; 21x50; owner, A. F. Reynolds.

35TH ST.—S. S., 100 w. 8th st, 100x100. M. Cross to A. F. Berrian, 18,000.

37TH ST.—S. S., 125 e. 5th av., two 4 story and factory, 60x38; owners, D. M. Kohler & Co.; architect, J. G. Prague; builder, Thos. Saulord.

49TH ST.—S. S., 255 e. 9th st, 25x35; owner, John Kopp; architect, M. Coleman; builder, W. Parsons.

50TH ST.—S. S., 140 w. 11th st; four 3 story brick stores and tenements; 25x25; owner, W. S. Gardner; architect, Michael Coleman; builder, W. Parsons.

51ST ST.—S. S., 219 e. 8th st, 20x30; owner, J. S. Oliver; architect, D. & J. Jardine; builder, N. McCool.

REAL ESTATE MARKET.

The past week has been on an exceedingly lively front and some extremely valuable property has changed hands. Government bonds are coming with great advantage, business prospects are fair and expectations on all sides are very flattering. We made mention in our last number of the small amount of purchase-money usually remaining on hand and mortgage, and our statement appeared to be in accordance with the view universally held. The statement was hereafter em­ phasized in this line as the only business that is our best class of investors who are now purchasing property.

We hear that there exists considerable excitement among some of our West Side property owners in the neighborhood of the 31st and 50th streets, and that they are regarding the threatened removal of the Croton Aqueduct. The matter is understood to be in the hands of John McClave, who is noted for his energy and success in carrying out any improvement he undertakes. Orders are still being received for the advertising columns of the Record for this week, as it is not often one has such excellent opportunities for investment.

MARKET REVIEW.

BRICKS.—The general features of the market show no very important change from the last week. The business has continued fairly active, and the market shows fairly substantial life as could be expected at this season of the year; enough supplies are on hand to meet the demands of dealers and sellers still have the advantage. In a few instances the prices of smaller quanti­ ties show a slight advance, as the demand indicates. We do not think that prices will rise much higher than now, and the market shows considerable quietness. The average quotations require no alteration. Considering the unsettled nature of the political condition of affairs, the present market is in a very good position to meet the demands of the trade, and the dealers are satisfied with the result of the sales made.}

LABOR.—The market is well supplied with workmen, and no changes in the rates of wages have been made. The wages are now at the following rates: Carpenters, $2.75 per day; plumbers, $2.15; barbers, $1.00; laborers, $1.00; masons, $1.50.

LUMBER.—We hear a few complaints of a slow trade at the yards, but in the majority of cases the tone continues good. The demand is fair and there is no dearth of anything that can be considered cheap.

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In lumber the business seems every year to be steadily improving. It is now thirty-two years since the first crop of lumber was shipped from the Saginaw River, and the rapid increase in the value and quantity of the product has been so uniformly steady as to be almost beyond belief. Lumber has been imported into this country since that date to the amount of nearly $100,000,000. In summing up the lumber business, we find that the enormous amount of over 400,000,000 feet of pine timber has been cut in the Saginaw Valley, and that the value of the lumber cut is now about $200,000,000. The sawmills in the Valley have been increased in number and size, and the rate of production has steadily increased. The value of the lumber cut has been more than doubled in the last ten years, and the quantity of lumber shipped out of the Valley has increased threefold. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.

The following tables give a summary of the lumber business in the Saginaw Valley for the years 1862 to 1866, inclusive:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Feet</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1862</td>
<td>294,763</td>
<td>7,309,400</td>
</tr>
<tr>
<td>1863</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1864</td>
<td>363,337</td>
<td>13,528,110</td>
</tr>
<tr>
<td>1865</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1866</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
</tbody>
</table>

These tables show that the lumber business has been steadily increasing in both value and quantity for the past five years. The total value of the lumber cut in 1866 was nearly twice that of 1862, and the total value of the lumber shipped out of the Valley was over $13,000,000. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.

The following tables give a summary of the lumber business in the Saginaw Valley for the years 1867 to 1868, inclusive:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Feet</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1867</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1868</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
</tbody>
</table>

These tables show that the lumber business has been steadily increasing in both value and quantity for the past five years. The total value of the lumber cut in 1868 was nearly twice that of 1862, and the total value of the lumber shipped out of the Valley was over $13,000,000. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.

The following tables give a summary of the lumber business in the Saginaw Valley for the years 1869 to 1870, inclusive:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Feet</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1869</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1870</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
</tbody>
</table>

These tables show that the lumber business has been steadily increasing in both value and quantity for the past five years. The total value of the lumber cut in 1870 was nearly twice that of 1862, and the total value of the lumber shipped out of the Valley was over $13,000,000. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.

The following tables give a summary of the lumber business in the Saginaw Valley for the years 1871 to 1872, inclusive:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Feet</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1871</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1872</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
</tbody>
</table>

These tables show that the lumber business has been steadily increasing in both value and quantity for the past five years. The total value of the lumber cut in 1872 was nearly twice that of 1862, and the total value of the lumber shipped out of the Valley was over $13,000,000. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.

The following tables give a summary of the lumber business in the Saginaw Valley for the years 1873 to 1874, inclusive:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Feet</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1873</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1874</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
</tbody>
</table>

These tables show that the lumber business has been steadily increasing in both value and quantity for the past five years. The total value of the lumber cut in 1874 was nearly twice that of 1862, and the total value of the lumber shipped out of the Valley was over $13,000,000. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.

The following tables give a summary of the lumber business in the Saginaw Valley for the years 1875 to 1876, inclusive:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Feet</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1875</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1876</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
</tbody>
</table>

These tables show that the lumber business has been steadily increasing in both value and quantity for the past five years. The total value of the lumber cut in 1876 was nearly twice that of 1862, and the total value of the lumber shipped out of the Valley was over $13,000,000. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.

The following tables give a summary of the lumber business in the Saginaw Valley for the years 1877 to 1878, inclusive:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Feet</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1877</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1878</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
</tbody>
</table>

These tables show that the lumber business has been steadily increasing in both value and quantity for the past five years. The total value of the lumber cut in 1878 was nearly twice that of 1862, and the total value of the lumber shipped out of the Valley was over $13,000,000. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.

The following tables give a summary of the lumber business in the Saginaw Valley for the years 1879 to 1880, inclusive:

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Feet</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1879</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
<tr>
<td>1880</td>
<td>344,136</td>
<td>11,297,595</td>
</tr>
</tbody>
</table>

These tables show that the lumber business has been steadily increasing in both value and quantity for the past five years. The total value of the lumber cut in 1880 was nearly twice that of 1862, and the total value of the lumber shipped out of the Valley was over $13,000,000. The lumber business is one of the most important industries in the Saginaw Valley, and it is expected to continue to grow in importance for many years to come.
DOORS, SASH, AND BLINDS.

**DOORS.**—Doors—14 in. thick. Size.

<table>
<thead>
<tr>
<th>Size</th>
<th>moul. 1 side.</th>
<th>moul. 2 sides.</th>
<th>3 sides.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>2 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>2 ft. 0 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 8 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 2 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 0 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>9 x 8</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
</tbody>
</table>

**SASHES.**—Sash, 14 in. thick. Size.

<table>
<thead>
<tr>
<th>Size</th>
<th>moul. 1 side.</th>
<th>moul. 2 sides.</th>
<th>3 sides.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>2 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>2 ft. 0 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 8 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 2 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 0 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>9 x 8</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
</tbody>
</table>

**BLINDS.**—Blinds, 14 in. thick. Size.

<table>
<thead>
<tr>
<th>Size</th>
<th>moul. 1 side.</th>
<th>moul. 2 sides.</th>
<th>3 sides.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>2 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>2 ft. 0 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 8 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 2 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 0 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>9 x 8</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
</tbody>
</table>

**GLASS.**

<table>
<thead>
<tr>
<th>Size</th>
<th>moul. 1 side.</th>
<th>moul. 2 sides.</th>
<th>3 sides.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>2 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>2 ft. 0 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 8 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 2 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>1 ft. 0 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
<tr>
<td>9 x 8</td>
<td>6 x 6</td>
<td>6 x 6</td>
<td>$1.50</td>
</tr>
</tbody>
</table>

**BRICK.**

<table>
<thead>
<tr>
<th>Size</th>
<th>moul. 1 side.</th>
<th>moul. 2 sides.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
</tr>
<tr>
<td>2 ft. 6 in.</td>
<td>6 x 6</td>
<td>6 x 6</td>
</tr>
<tr>
<td>2 ft. 0 in.</td>
<td>6 x 6</td>
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</tr>
<tr>
<td>1 ft. 8 in.</td>
<td>6 x 6</td>
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</tr>
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<td>6 x 6</td>
</tr>
<tr>
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<td>6 x 6</td>
<td>6 x 6</td>
</tr>
<tr>
<td>9 x 8</td>
<td>6 x 6</td>
<td>6 x 6</td>
</tr>
</tbody>
</table>
TIN PLATES.—DUTY: 25 per cent ad val.

33 46
14 40 58
24 0 120 165
8 130
2 00 2 50
160 2 10
5 2 80
5 50
6 4 00
8 7 00

Very desirable in buildings of Peach Bottom.

D.C. Coke, 10x14 "... 9 50 @ 10 50
D.C. Coke, tern 14x20 "... 10 50 @ 11 50
L. C. Coke, tern 14x20 "... 12 50 @ 15 00
L. C. Coke, tern 18x20 "... 14 00 @ 17 00
L. C. Coke, tern 18x24 "... 15 00 @ 19 00
L. C. Coke, tern 18x28 "... 16 00 @ 20 00
L. C. Coke, tern 18x30 "... 18 00 @ 22 00
L. C. Coke, tern 18x32 "... 20 00 @ 25 00
L. C. Coke, tern 18x34 "... 22 00 @ 27 00

Send for Circular.

Call and examine before purchasing elsewhere.

Wm. H. Hoag, Sole Manufacturer.

1214 Pearl Street, New York.

300 VALUABLE FULTON AVE. LOTS TO BE PER-EMPTORILY SOLD AT AUCTION ON THIS DATE.

Unparalleled opportunity for investment or speculation.

FULTON AVE., e. a., entire front from Clinton and Vanderbilt aves., 10 lots, including 42 t. two magnificently cornered. The best locality for business on the avenue.

FULTON AVE., n. a., commencing 125 feet west of Clinton ave., and running thence east to within 150 feet of 15th avene.—18 splendid lots.

FULTON AVE., n. a., commencing 125 feet west of Al- bany ave., running thence west—15 very desirable lots.

WANDERBURE AVE., n. a., about 100 feet south of Fulton av.—3 lots.

LIEFFER'S, n. a., 115 feet west of Clinton aven.—9 lots.

Maps of this great sale will be ready in a few days.

THURSDAY, February 25.

Great Sale of Property on the Dela- Plaine Estate.

Deliplaine mansion, the water-front, and lots on Second, Seventh, and Eighth avenes.—Thirty-eight, Thirty-ninth, Forty-First, and Forty-second avenes. Maps one week before the sale. Full particulars hereafter.

Thos. Read & Co., will be carried on in the future by the undersigned, at the Old Store, 50 Fulton Ave., under the Firm Name of WM. J. HOSFORD.

The Harlem Bank, Capital $100,000.

Will open for business on the 1st of March next, at their new Banking Room, near cor. of 5d av. and 124th st.

Directors.

Addison Smith, Capt. C. H. Hoyt, Dykes, C. J. Lawrence, J. C. C. Coler, M.D.

W. B. Arts, J. Spears.

Addison Smith, President, Isaac Anderson, Cashier.

Subscription Books found open at the office of Addison Smith, Esq., No. 1560 Third avene.

Mr. Johnstone, Jr., Auctioneer.

Johnson & Miller, Auctioneers, and Dealers in Real Estate, No. 68 Nassau st., corner of Cedar, New York.

Legal City and Suburban Estate at Public and Private Sale.


Also, at the same time and place.

30 Valuable Houses on Fulton avene, Boulevard, and Sackett st. lots.

Fourth boulev. avene. and east side, entire front between Broadway, Sackett, and Santee avenes.—5 lots.

Union st. boulev. avene. and 50 feet w. of Fourth avene.—1 lot.

Union st. boulev. avene. and 90 feet e. of Fourth avene.—9 lots.

Sackett st. a. s., 100 feet w. of Fourth avene.—4 lots.

Sackett st. a. s., 50 feet e. of Fourth avene.—4 lots.


Brooklyn Property.

Fulton Ave. a. e., 220 feet west of Saratoga avene.—3 lots.

Fulton Ave. a. e., 150 feet east of Hopkins avene.—3 lots.

Medocugal st. a. s., 320 feet west of Santee avene.—3 lots.

Hull st. a. s., 120 feet east of Hopkins avene.—8 lots.

East New York Property.

First-Class Three-Story French Roof Residences, with basements, which are located on East New York avene., n. e., at the junction of Dean, and near Sackman st.; each containing one floor, three large rooms, 5 marble mantels, and it is a desirable residence in every particular.

New Dwelling Residences, a. e. e., corner of Smith st., and 4 choice lots.

Handsome House and 4 Lots on Miller avene., a. s., 220 feet north of Division avene.

Smith avene., a.s., 100 feet north of Division avene.—6 lots.

Schack avene., a s., 100 feet north of Division avene.—9 lots.

Division avene., a. s., between Miller and Butler avenes.—9 lots.

Butler avene., a. e., 100 feet south of Division avene.—4 lots.

Miller avene., e. a., adjoining above.—4 lots.

Williams avene., e. e., corner of Williams avene.—1 lot.

Williams avene., a. s., 175 feet south of Atlantic avene.—4 lots.

Alabama avene., e. a., adjoining above.—4 lots.

Maps and further particulars at offices of auctioneers, No. 33 Nassau st., New York, and No. 157 Montague st., Brooklyn.

WEDNESDAY, February 24, at 10 o'clock, at Exchange Salesroom, No. 111 Broadway, New York. Choice Valuable Lots in the Market. Particular attention is called to the 96 foot avene. between 11th and 12th st. and 104th st. The corner lot is 25.8x100, and the three inside lots are 55.3x100 each, even grade with avenue. The vast improvements rapidly progressing in this jurisdiction make this one of the most desirable investments.

Islip Property for Sale.

Lots at $45 each, free and clear of all encumbrances—title perfect.

These lots are situated in the beautiful village of Islip, opposite Fire Island inlet, and bounded by Long Island and South Side Inlet. Half hours from New York and Brooklyn by either road.

Apply to M. H. Keith, 50 Wall Street, Lumber Merchants Exchange.

DOORS.

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THOS. READ & CO., One door from junction of Fulton and Flatbush avene.

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The attention of builders, or those who wish to make a good investment, Is called to the sale by Messrs. Muller, Wilkins & Co., at the Exchange Sales Room, No. 111 Broadway, on Thursday, February 18, at 10 o'clock, at Exchange Salesroom, No. 111 Broadway, New York. 

Messrs. Muller, Wilkins & Co., at the Exchange Sales Room, No. 111 Broadway, on Thursday, February 18, 1869, of those four choice Third avenue lots, situated on the north-east corner of Third avenue and 104th street. The corner lot is 25x100, and the three inside lots are 55.3x100 each, even grade with avenue. The vast improvements rapidly progressing in the immediate vicinity renders this one a most desirable investment.

Wm. J. Hosford.

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With Combination Jig-Saw Attachment, $100.00.

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All builders especially those who reside in Brooklyn should examine the beautiful and selected stock of Marble Mantels or Every Description, Now on Exhibition at McGrayne’s, 168 Flushing Aven., cor. of Atlantic Aven., and 600 Pacific Aven., Brooklyn. Call and examine before purchasing elsewhere.
OFFICE OF THE COMMISSIONERS OF TAXES AND ASSESSMENTS, No. 22 Chambers street. Notice to Taxpayers.—Notice is hereby given that the assessment rolls of the real and personal estate of the City and County of New York for the year 1869 will be open for inspection and revision on and after Monday, January 15, 1869, and will remain open till the 30th day of April, 1869, for the correction of errors and the equalization of the assessments of the real and personal estate of the City and County of New York. All persons believing themselves to be aggrieved must make application to the commissioners during the period above mentioned, in order to obtain the relief provided by law. The act of 1859 provides “during the time the books mentioned, in order to obtain the relief provided by law, the applicant shall be examined under oath by the said Commissioners, who shall be authorized to administer such oaths, or any of them; and if, in his or their judgment, the assessment is erroneous, they shall cause the same to be corrected, and fix the amount of such assessment as they may believe to be just, and declare their judgment, the assessment is erroneous; they shall cause the same to be corrected, and fix the amount of such assessment as they may believe to be just, and declare their judgment, the assessment is erroneous; they shall cause the same to be corrected, and fix the amount of such assessment, and under oath or affirmation, that the party aggrieved was unable to attend within the period prescribed for the correction of taxes, by reason of sickness or absence from the city.”


Titles carefully searched and Abstracts prepared, Loans negotiated, Mechanics’ Liens foreclosed, and Law business generally attended to.

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STONEWARE SEWER-PIPE.

A large assortment of the best Steam-Pressed Vitrified Stone Drain and Sewer-Pipe, from 8 to 16 inches in diameter, in two and three feet lengths, with the proper fittings, constantly on hand, and for sale by NORRIS & MILLER, Manufacturers, Successors to NOAH NORRIS & SON, at Nos. 229, 231, & 233 East 41st st., N. Y.

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NATIONAL STOVE WORKS,
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Flagging, Corbels, Gutters, Sills, Lintels, Tiling, etc.,
shipped to all parts of the United States & South America.
A. J. BLEECKER, Auctioneer.

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By order of EDWARD DE WITT, Executor of Sarah Talman, deceased.

A. J. BLEECKER, SON & CO.,

Will sell on WEDNESDAY, Feb. 24, 1869,

At the Exchange Sales Room, 111 Broadway, N. Y.

150 Valuable Lots!

BULKHEADS, AND WATER FRONTS,

ALSO,

3 VALUABLE CENTRAL PARK LOTS

Situated on the northeast corner of 7th Avenue and 58th street.

Also, at 12 o'clock precisely (immediately preceding the Sale of the real Estate), will be sold

20 Shares of the 6th Avenue Railroad Company.

23 Shares of the 8th Avenue Railroad Company.


The Sale will be Absolute, without any Reservation or Limitation Whatever.

TERMS:—Ten per cent. cash on the day of sale. Balance on 1st of April, 1869, or as soon thereafter as the Deeds may be ready for delivery. Sixty per cent. of the purchase money may remain on bond and mortgage for three or five years.

For maps and further particulars apply to the Auctioneers, 77 Cedar street, or at the office of C. J. & E. DE WITT, Attorneys for Executor, 88 Nassau street.
JOSEPH McGUIRE, Auctioneer.

A VERY

VALUABLE WATER FRONT ON EAST RIVER

Will be sold at Auction,

AT THE EXCHANGE SALES ROOM, III BROADWAY,

BY JOSEPH McGUIRE,

On Tuesday, February 16th, 1869, at 12 o'clock,

One of the few desirable and valuable Water Fronts that are left on that portion of the East River, which is destined to become, at no distant day, the centre of the greatest commercial industry ever known!

TERMS VERY LIBERAL.

ALSO, ON THE SAME DAY AND PLACE, AT AUCTION,

A PEREMPTORY SALE,

TO DIVIDE AN INTEREST, OF

VALUABLE CENTRAL PARK AND OTHER LOTS,

In a growing and rapidly improving part of the City.

TERMS ON DAY OF SALE.

Also, on Wednesday, February 17, 1869, at 12 o'clock.

FIFTY-FOUR VALUABLE LOTS,

On 1st, 3d, 4th, and Lexington Avenues, and 45th, 55th, 58th, 65th, 70th, 72d, 75th, 77th, 79th, 89th, 98th, and 129th Streets.

Excellent opportunities for investment. Terms of Sale: 60 per cent. can remain on mortgage, at the option of the purchaser.

ALSO, AT THE SAME PLACE AND TIME, A POSITIVE SALE OF A

BROWN STONE HOUSE & LOT ON EAST 39TH ST. & 2 VERY VALUABLE LOTS,

WITH BRICK BUILDING, IN EAST 40TH STREET.

TERMS AT SALE.

MAPS, BOOKS, AND FULL PARTICULARS of the above described pieces of property may be had at the office of the Auctioneer, 60 NASSAU STREET.

CALL AND GET THEM, AND DON'T FORGET THE DAYS OF SALE.
D. M. SEAMAN,
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Auction Sales of Real Estate, &c.,
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Vacant Lots at Private Sale in all Locations.

Offers at Private Sale the following desirable Property:

First-Class Dwellings.

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<tr>
<th>Address</th>
<th>Type</th>
<th>Price</th>
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<tbody>
<tr>
<td>BROADWAY</td>
<td>4 story brick</td>
<td>$75,000</td>
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<tr>
<td>GREAT JONES st</td>
<td>4 story brown stone</td>
<td>$35,000</td>
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<tr>
<td>BEEKMAN TERRACE</td>
<td>4 story brown stone</td>
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Business Property.

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<th>Address</th>
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<tr>
<td>BROADWAY</td>
<td>Desirable property with 3 fronts</td>
<td>Near Canal st.</td>
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<td>BOWERY</td>
<td>25x125 near Canal st.</td>
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<td>BOWERY</td>
<td>25x100 near Bleecker st.</td>
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<td>BOWERY</td>
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<td>BOWERY</td>
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<td>MERCER</td>
<td>25x100, near Prince.</td>
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<td>MERCER</td>
<td>50x100, near Houston st.</td>
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<td>PEARL st.</td>
<td>Several stores.</td>
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<td>READE st.</td>
<td>50x05 near Hudson st.</td>
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<td>SULLIVAN st.</td>
<td>35x100, near Bleecker st.</td>
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<td>SPRING st.</td>
<td>25x100, near Washington sq.</td>
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<td>THOMPSON st.</td>
<td>25x100, near Houston st.</td>
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<tr>
<td>THOMPSON st.</td>
<td>25x100, near Prince st.</td>
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Vacant Lots at Private Sale in all Locations.
ADRIAN H. MULLER, Auctioneer.

PEREMPTORY SALE

OF

SIXTY

Magnificent West Side Lots,

LYING BETWEEN THE

CENTRAL PARK and the GRAND BOULEVARD,

TO CLOSE AN UNDIVIDED INTEREST.

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

WILL SELL AT AUCTION,

On Wednesday, February 17th, 1869, at 12 o'clock,

AT THE EXCHANGE SALESROOM, 111 BROADWAY,

The following described valuable Real Estate, viz.:

57TH STREET.—3 Lots, North side, 175 feet West of Sixth Avenue.

68TH STREET.—10 Lots, South side, 400 feet West of Eighth Avenue.

69TH STREET.—12 Lots, North side, 92 feet 6 inches East of the Grand Boulevard.

70TH STREET.—12 Lots, South side, 195 feet East of the Grand Boulevard, being immediately in the rear of the 69th Street Lots, together forming a plot of 24 Lots.

70TH STREET.—6 Lots, North side, 201 feet East of the Grand Boulevard.

71ST STREET.—8 Lots, South side, 254 feet East of Grand Boulevard. This Street is graded, flagged, and Sewered.

77TH STREET.—4 Lots, South side, 200 feet West of Ninth Ave. This Street is now being graded.

9TH AVENUE.—4 Lots on the Northwest corner of 70th Street.

Nearly all the above-described Lots are FREE FROM ROCK, and cultivated as a garden.

TERMS.—Sixty per cent. of the purchase-money may, at the option of the purchaser, remain on bond and mortgage for three years.

For Maps, &c.,

Apply to the Auctioneers, No. 7 Pine Street.