

January 17th, 1929.

Tax Factors, Incorporated  
California Theatre Building,  
San Diego, California.

Attention Mr. Hunt:

My dear Mr. Hunt:

Thru my son I am sending you a map of the exterior boundaries on Project #19 under the Mattoon Act, which work is now under progress. The bonds against this property are in excess of \$500,000 which the land must pay.

The land was uniformly about the same in its original condition, rolling and hog-wallows, all of it.

The lands that I own are marked in brown in this district. I am the only one that is attempting to do any development in this district, yet the more I improve the larger is going to be my assessment.

In addition to the \$500,000 already bonded against those properties marked in yellow, I am paying 33% of the cost of Project #4 under the Mattoon Act in the paving of Broadway as designated on the map. This Broadway project, the property has to pay for, not the State or County, and that is over a quarter million dollars.

When your representative goes out there to look at the place and put a valuation on the property, he is going to find a large part of it level around the townsite and on the hills, but what we have done is to scrape the rolls off and put ~~them~~ them in the hollows, which certainly has a depreciating value from an agricultural standpoint for a good many years. There are about 75 or 100 acres that we have had in winter vegetables, which have never as yet been leveled, but will have to be.

What I am writing you particularly about is this. In this particular Project #19, outlined in yellow while I own say half the property, I don't want to have to pay 65%, 75% or 80% of the half-million dollar bond issue that the Mattoon Act Project #19 has put on that property because of higher assessed values. It would be penalizing industry.

## TAX FACTORS, INCORPORATED

*Classification and Evaluation*

ENGINEERS

Executive Offices, California Division:  
RUSS BLDG., SAN FRANCISCO

San Diego, California,  
August 22nd, 1929.

IN REPLY ADDRESS  
LOCAL HEADQUARTERS  
NEW CALIFORNIA BUILDING  
SAN DIEGO, CALIF.

Ed Fletcher & Company,  
1024 - 9th Street,  
San Diego, California.

Gentlemen:

We have no record of having received check for \$51.00 to cover certain maps delivered you in June, as per Invoice No. 1075.

We will thank you to send us check for this ~~immediately~~ without further delay.

Yours very truly,

TAX FACTORS, INCORPORATED

BY

Jos. S. Kirby, Secretary

JSK:H

v<sup>o</sup> 7 -  
1/10 Thum Kelley 5.10  
1/5 City Water Corp 10.20  
2/5 Gr. Pk. Co. 20.40  
bal to Co Land Co 15.30  
\$ 51.00

January 17th, 1929.

Tax Factors, Incorporated

Page two

Murray Hill, owned by the Murray Estate, and El Cajon Heights property, which I do not own, had a chance to go in the Irrigation District and did not. They have certain rights to a certain amount of water under their old contracts and the District is now making arrangements to sell surplus water to territories outside the District. The main pipe line of the La Mesa Irrigation District runs straight thru Murray Hill and El Cajon Heights and my contention is because of these conditions above mentioned these lands in Murray Hill and El Cajon Heights, which are closer to the main State highway, closer to a settlement, with a high school available, and within a mile or two of the cities of El Cajon and La Mesa, should be assessed more per acre than the new lands which I am trying to develop at Fletcher Hills and am taking a big risk in so doing.

I hope that you will call your Mr. McLean's attention to this as a matter of simple justice. These things should be taken into consideration for it would be manifestly unfair to raise values high in Fletcher Hills and make them low in Murray Hill and El Cajon Heights and throw a burden on Fletcher Hills.

The most important thing I want you to remember is this: under the Mattoon Act the taxes vary each year according to assessed valuation and I have no protection except to fight for a reasonable assessed valuation. It would be much better if the Mattoon Act levied against each piece of property now the specified amount which each must pay, but that cannot be done under the Mattoon Act, and I can easily see if your attention were not called to this peculiar situation in this particular case, a great injustice could be done Fletcher Hills, and 25% or 35% of the cost of that half million dollar bond issue could be loaded on Fletcher Hills, so please keep in mind three things: that this is under the Mattoon Act; that those road improvement bonds must be paid for according to assessed valuation; and that the lands in Fletcher Hills have practically all of them been leveled at a cost of \$18,000, preparatory to a future subdivision in the hopes that we may be successful in selling and putting over a new townsite, but at the present time we should not be penalized for our industry and the risks we are going to take.

Yours very truly,

August Twenty-fourth,  
1 9 2 9

Tax Factors Inc.,  
New California Bldg.,  
San Diego, Calif.

Gentlemen:

Answering your letter of the Twenty-second, enclosed  
find check for \$51,000.

Yours truly,

EF:AK

SALES PRICES

TAX FACTORS FIGURES

AVOCADO ACRES NO. 3.

All acreage figured to the center of the road. Terms:  
Half cash, balance on easy terms, 7% interest.

Lot 1 - 3½ acres - TAX FACTORS APPRAISED VALUE \$1600 per acre  
Will sell for 25% discount.  
Lots 2, 3, 4, & 5, TAX FACTORS APPRAISED VALUE \$2100 per acre.  
Will sell for 25% discount.

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40 acres four miles up San Luis Rey valley from Bonsall  
being NE¼ of NW¼ Sec. 13, Twp. 10 South, Range 3 West.  
TAX FACTORS APPRAISED VALUE \$2700. Will sell 50% discount

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40 acres Ramona Valley, Block 362 - TAX FACTORS APPRAISED  
VALUE \$2950. Will sell for 25% discount.

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Approximately 35 acres in Lot 2 of Section 4, Twp. 13 S.,  
R. 4 West in San Dieguito Irrigation District. TAX FACTORS  
APPRAISED VALUE \$1000 per acre. Will sell for 25% discount.

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20 acres in NE¼ of NW¼ Sec. 10, Twp. 13 S., R. 4 W. in San  
Dieguito Irrigation District. TAX FACTORS APPRAISED VALUE  
\$1100 per acre. Will sell for 25% discount.

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SOLANA BEACH TOWNSITE  
TAX FACTORS VALUATIONS  
Will discount 25% on following lots.

Lot 14, Blk. 14 TAX FACTORS APPRAISED VALUE \$1220  
Lot 15, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 16, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 17, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 18, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 19, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 20, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 21, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 22, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 23, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 24, Blk. 14 TAX FACTORS APPRAISED VALUE \$ 825  
Lot 25, Blk. 14, TAX FACTORS APPRAISED VALUE \$ 825

Solana Beach - cont'd.

Lot 26, Blk. 14. TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 27, Blk. 14, TAX FACTORS APPRAISED VALUE \$1150

Lot 1, Blk. 18, TAX FACTORS APPRAISED VALUE \$1420  
 Lot 2, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 3, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 4, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 5, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 6, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 7, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 8, Blk. 18 TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 9, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 10, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 11, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 12, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 13, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 825  
 Lot 14, Blk. 18, TAX FACTORS APPRAISED VALUE \$1500  
 Lot 15, Blk. 18, TAX FACTORS APPRAISED VALUE \$1175  
 Lot 16, Blk. 18, TAX FACTORS APPRAISED VALUE \$725  
 Lot 17, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 18, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 19, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 20, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 21, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 22, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 23, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 24, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 25, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 26, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 27, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 28, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 29, Blk. 18, TAX FACTORS APPRAISED VALUE \$1050

Lot 1, Blk. 19, TAX FACTORS APPRAISED VALUE \$1750  
 Lot 2, Blk. 19, TAX FACTORS APPRAISED VALUE \$1680  
 Lot 3, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 700  
 Lot 4, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 5, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 6, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 7, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 8, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 9, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 10, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 725  
 Lot 11, Blk. 19, TAX FACTORS APPRAISED VALUE \$1250

Solana Beach, Cont'd.

~~XX~~  
 Lot 13, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 775  
 Lot 14, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 800  
 Lot 15, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 850  
 Lot 16, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 875  
 Lot 17, Block 19, TAX FACTORS APPRAISED VALUE \$ 900  
 Lot 18, Blk. 19, TAX FACTORS APPRAISED VALUE \$ 925  
 Lot 20, Blk. 19, TAX FACTORS APPRIASED VALUE \$ 925  
 Lot 21, Blk. 19, TAX FACTORS APPRAISED VALUE \$1300  
~~XX~~

Lot 17, Blk. 15, TAX FACTORS APPRAISED VALUE \$ 1375  
 Lot 18, Blk. 15, TAX FACTORS APPRAISED VALUE \$1100  
 Lot 19, Blk. 15, TAX FACTORS APPRAISED VALUE \$ 900  
 Lot 20, Blk. 15, TAX FACTORS APPRAISED VALUE \$ 900  
 Lot 21, Blk. 15, TAX FACTORS APPRAISED VALUE \$ 900  
 Lot 22, Blk. 18, TAX FACTORS APPRAISED VALUE \$ 900  
 Lot 23, Blk. 15, TAX FACTORS APPRAISED VALUE \$ 900  
 Lot 24, Blk. 15, TAX FACTORS APPRISED VALUE \$ 900  
 Lot 25, Blk. 15, TAX FACTORS APPRAISED VALUE \$ 900  
~~XX~~  
~~XXXXXXXX~~

Lot 14, Blk 17, TAX FACTORS APPRAISED VALUE \$ \$900  
 Lot 23, Blk. 17, TAX FACTORS APPRAISED VALUE, \$ 1325  
 Lot 13, Blk. 17 TAX FACTORS APPRAISED VALUE \$ 900  
 Lot 24, Blk 17, TAX FACTORS APPRAISED VALUE \$1200  
 Lot 25, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 26, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 27, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 28, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 29, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 30, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 31, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 32, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 33, Blk. 17, TAX FACTORS APPRAISED VALUE \$825  
 Lot 34, Blk. 17, TAX FACTORS APPRAISED VALUE \$825

Lot 7, Blk. 21, TAX FACTORS APPRAISED VALUE \$825  
 Lot 8, Blk. 21, TAX FACTORS APPRAISED VALUE \$825  
 Lot 9, Blk. 21, TAX FACTORS APPRAISED VALUE \$825  
 Lot 10, Blk. 21, TAX FACTORS APPRAISED VALUE \$825  
 Lot 11, Blk. 21, TAX FACTORS APPRAISED VALUE \$825  
 Lot 12, Blk. 21, TAX FACTORS APPRAISED VALUE \$825  
 Lot 14, Blk. 21, TAX FACTORS APPRAISED VALUE \$1700  
 Lot 15, Blk. 21, TAX FACTORS APPRAISED VALUE \$1350  
 Lot 16, Blk. 21, TAX FACTORS APPRAISED VALUE \$950  
 Lot 17, Blk. 21, TAX FACTORS APPRAISED VALUE \$800  
 Lot 18, Blk. 21, TAX FACTORS APPRAISED VALUE \$800  
 Lot 19, Blk. 21, TAX FACTORS APPRAISED VALUE \$800  
 Lot 20, Blk. 21, TAX FACTORS APPRAISED VALUE \$800  
 Lot 21, Blk. 21, TAX FACTORS APPRAISED VALUE \$800

# 4

SAN DIEGO CITY:

Bayview Homestead or Corruthers Add.

Eighth & Ash Sts. Lots 2, 3, 4, 5, & 6, TAX FACTORS APPRAISED  
VALUE \$74,200. Will sell for 25% discount.

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AURORA HEIGHTS

Lot 5, TAX FACTORS APPRAISED VALUE \$2140, Will sell for 25%  
discount.

Lot 6, TAX FACTORS APPRAISED VALUE \$1500. Will sell for 25%  
discount.

Lot 14, TAX FACTORS APPRAISED VALUE \$1170. Will sell for 25%  
discount.

Lot 21, TAX FACTORS APPRAISED VALUE \$1200. WILL SELL for 25%  
discount.

Lot 23, TAX FACTORS APPRAISED VALUE \$2000. Will sell for 25%  
discount.

Lot 24, TAX FACTORS APPRAISED VALUE \$1800. WILL SELL FOR 25%  
discount.

Lot 26, TAX FACTORS APPRAISED VALUE \$1200. Will sell for 25%  
discount.

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Normal Heights Reversor # 2, TAX FACTORS APPRAISED VALUE \$3220  
Will sell for 25% discount.

Normal Heights ~~REVERSOR # 2~~, TAX FACTORS APPRAISED VALUE \$1270.  
Will sell for 25% discount.

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J. C. CORCORAN'S SUB.

Lot 11, Blk. 1, TAX FACTORS APPRAISED VALUE \$1820. Will sell for  
25 % discount.

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TREASURE HILL ADD.

Lot 111 & 112, Blk. 3 TAX FACTORS APPRAISED VALUE \$3140. Will  
sell for 25 % discount

Lot 101. Blk. 4, TAX FACTORS APPRAISED VALUE. <sup>\$1450</sup> Will sell for 25%  
discount

# 5

UNIVERSITY HEIGHTS - Will sell for 25% discount on following lots.  
Lot 1, Blk. 226, TAX FACTORS APPRAISED VALUE \$2250  
Lot 2, Blk. 226, TAX FACTORS APPRAISED VALUE \$ 2000

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 29 Folder: 8**

**General Correspondence - Tax Factors, Inc.**



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