INDEX

A

Ability, taxation according to, 4-6, 68-71; income taxation as conforming to, 121-122; taxation in relation to the theory of, 211-215.

Abstinence, in relation to capital construction, 32-38.

Adams, T. S., criticized as a collaborator of Ely, 115n; 281ⁿ; school of Seligman, Plehn, Lutz, Hunter and, criticized, 122; article by, quoted, 274-275; view of, that the unearned increment is diffused in lower prices of goods, criticized, 274-277; cited as presumably approving a view of Seligman's, 282n; view of, regarding vested rights as an objection to greater landvalue taxation, cited, 289; position of, on taxation of future increases in land value, noted, 329-30n.

Amusement, taxation of commodities, sales and, in order to relieve real estate, 123-140.

Assessments, improvements by special, in relation to right of land-owners to a rental return, 165-170.

Atkinson, Edward, statement of, that single tax was applied in France, quoted, and recantation cited, 279-280.

\mathbf{B}

Base, broadening the, of taxation, 4-6; land value represented as too narrow a, for taxation, 264-268.

Baum, The Road to Oz, quoted, 252.

Births, limitation or control of, 25-26, 69.

Bonds, See Intangibles, Mort-gages.

Brown, Economic Science and the Common Welfare, cited, 16, 31, 151, 205, 208, 209, 328n; The Economics of Taxation, cited, 101, 124, 312n, 226n; The Economics of Taxation, correction noted, of error in, as first printed, 129n; The Theory of Earned and Unearned Incomes, cited, 288; The Taxaton of Unearned Incomes, cited 288; Principles of Commerce, cited, 338n; articles by, cited, 226-7ⁿ, 270ⁿ, 288; book review by, cited, 328ⁿ.



Buck, Elementary Economics by Fairchild, Furniss and, referred to as favoring increased tax only on future increases in land value, 321ⁿ.

Buckle, The History of Civilization in England, quoted, 331.

Bullock, referred to as believing vested rights an adequate reason for opposing greater land-value taxation, 290; position of, regarding taxation of future increases of land value, criticized, 324-326, 326-8n; The Elements of Economics, quoted, 325.

C

Capital, relation of value of, to cost of production, 40-41; taxation of incomes, to relieve, 95-105; burden of income taxes on income from, as compared to burden on income from labor, 96-105; criticism of socialist view that interest on is unearned, 103-104; conditions determining value of, as contrasted with value of land, 110-112; value of, in relation to cost of production, 111; land rent versus interest of, 156-161.

Capitalization, of rent, to find land value, 110-111, 196, 216-217.

Carroll, Lewis, Alice in Wonderland, quoted, 78; Through the Looking Glass, quoted, 94.

City, taxation and some problems of the modern, 140-148. Clark, J. B., The Distribution of Wealth, cited, 159, 176.

Classes, conflict of interests of, 9-16.

Commodities, taxation of, and of amusements and sales, in order to relieve real estate, 123-140; shifting and incidence of taxation of, 124-130; incidence of a general tax on all, 128-130.

Commons, suggestion of, for assessing agricultural land, noted, 263; article by, cited, 263ⁿ.

Competition, when unfair, 29-30.

Conservatives, lack of comprehension of economic principles by, noted, 210-211.

Corporations, taxation of, 84-85; taxation of capital stock of, 84-85; taxation of franchises of, 84-85; difficulty of distinguishing rent part of income in the case of owners of securities of, 113.

Cost, of production, as affecting value of capital, 40-41, 111, 160-161.

D

Daniels, view of, regarding lack of essential distinction between land and capital, criticized, 282-283; opinion

of, regarding vested rights as an insuperable objection to change in public policy, stated and criticized, 290-292; Public Finance, quoted, 290.

Davenport, article by, cited, 178, 205, 288; Exercises, cited, 205.

E

Economists, attitude of, on taxation, criticized, 3-7; a taxation "complex" of some contemporary, 253-347.

Ely, view of, regarding land as "produced" and as representing "stored-up effort", criticized, 114-15n; attitude on "ripening costs of land utilization", criticized, 169^{n} : contention of, that owner of vacant land renders distinct service, criticized, 269-274; citation of Volitaire by, to discredit land-value tax, criticized, 281n; referred to as considering vested rights an objection to increased landvalue taxation, 289; Outlines of Land Economics, quoted, 269, 301, 315; Outlines of Economics, cited as expressing approval of a view of Seligman's, 282n; Outlines of Economics, cited, 304n.

Excess profits, taxes on, contrasted wth taxes on site rent, 340-341.

Exemptions, in the case of in-

come taxation, 99-104.

F

Fairchild, F. R., view of, that single tax would reduce the productivity of the land, criticized, 253-260; statement of, regarding vested rights as an objection to increased landvalue taxation, quoted, 289; referred to as favoring taxation only of future increases in land value, 321; Elementary Economics by, in collaboration with Furniss and Buck, referred to as favoring increased taxation only of future increases in land value, 321n; Essentials of Economics, quoted, 253-255, **289**.

Family, the, in relation to the problem of inheritance and inheritance taxation, 61-67. Farmers, effects on, of relieving land of taxation, 135-137; probable effects on, of a land-value tax system, 217-238.

Fisher, The Nature of Capital and Income, cited, 228ⁿ, 269ⁿ. Forestation, in relation to land-value tax policy, 219ⁿ.

Furniss, Elementary Economics by, in collaboration with Fairchild and Buck, referred to as favoring increased tax only on future increases of land value, 321ⁿ.

Franchises, taxation of, in the case of corporations, 84-85.

G

Gambling, comparison of psychology of, with psychology of land speculation, 272-273. Gasoline, tax on, discussed, 135-6ⁿ.

George, referred to as proposing to appropriate rent by taxation, 55; Progress and Poverty, quoted, 42-50; cited, 199, 205; The Science of Poltical Economy, cited, 329ⁿ.

Gunning, Senator T. P., bill introduced into Illinois legislature by, criticized, 138.

H

Hadley, Economics, cited, 172.

Haskell, and Taylor, view of, that general property tax favors the city dweller, criticized, 81-83; inconsistency of, noted, 81ⁿ; Questions and Problems in Economics, quoted, 81-82.

Hayes, article by, cited, 295n. Hunter, school of Seligman, Adams, Plehn, Lutz and, criticized, 122; referred to as regarding land values as too narrow a tax base, 265; allegation of, that single tax was to a large extent tried in France, ridiculed, 277-281; view of, regarding lack of essential distinction between land and other goods,

criticized, 281-283; Outlines of Public Finance, quoted, 279, 282.

I

Incidence, and shifting, in the taxation of commodities, amusements and sales, 124-130; of a tax on all commodities or on sales in general, 128-130; of a tax on wages, 155; of a tax on interest, 155-156; of a tax on the rental value of land, 57-60, 154-156. See Shifting, Taxation.

Income, the Rent of land as an unearned, 161-165. See Incomes.

Incomes, earned and unearned, inequality and taxation, 9-77; taxation of, to relieve real estate improvements and other capital, 95-105; taxes on, when derived from labor versus when derived from capital, 96-105; exemptions in the taxation of, 99-104; taxation of, to relieve the site value of land, 105-123; other unearned, compared and contrasted with rent, 332-342. See Income.

Increment, of land values, in relation to the settlement of the American West, 176-183; the unearned, an alleged cause of cheap goods, 274-277; tax on, in practical operation, 330-331. See Increments, Unearned increment.

Increments, of land value, the taxation of future, 191-195; do we avoid trenching on vested rights by taxing only future, of land value, 320-331. See Increment, Unearned increment.

Inequality, earned and unearned incomes, taxation and, 9-77; of earned incomes, 67-72. Inheritance, the family, and inheritance taxation, 61-67.

Institutionalists, failure to distinguish the rental value of land from earned incomes, criticized, 113-114.

Interest, on capital, 31-38; criticism of socialist view on, 103-104; differences among wages, land rent and, 130-132; distinguished from rent, 131; incidence of tax on, 155-156; land rent versus, 156-161.

Inventions, and patents, limited time allowed for enjoyment of special profit from, 173-174.

J

Johnson, A. S., article by, cited, 213.

L

Labor, burden of income taxes on income from, as compared to burden on income from capital, 96-105.

Land, nature of rent of, 38-54;

value of, arrived at by capitalizing rent, 39-40; tax on rental value of, not shiftable, 57-60, 154-156; taxation of incomes to relieve the site value of, 105-123; rent of, a social product, 106-109; taxation of the rent or value of, as affecting its sale value, 109-119; conditions determining value of, as contrasted with value of capital, 110-112; value of, dependent on community growth and development, 111-112, 114-116; differences of rent of, from wages and interest, 130-132; effect on farmers of reducing tax on, 135-137; rent as a product of, 151-156; the rent of, and its taxation, 151-250; tax on rent of, not shiftable, 57-60, 154-156; the rent of, versus capital interest, 156-161; the rent of, as an unearned income, 161-165; services of owners in the case of city, 170-176; the increment of value of, in relation to the settlement of the West, 176-183; American ownership of, by small-family groups, versus increasing population in other groups, 183-190; rise of rental value of, in New York City, discussed, 189-190, 190-2n; taxation of the value of, in relation to the theory of vested rights, 195-211, 246-248, 288-

308; some probable results of making the rent of, the chief source of public revenues, 215-241; taxation of the rent of, in relation to the interests of farmers, 217-238; tax on rental value of, compared with tax on sale value of, 222-7n; taxation of the rental value of, in relation to tenancy, 227-238; value of, represented as too "narrow" a tax "base", 264-268; does the community gain from speculation in, 268-274; failure of economists to clarify distinction between capital and, 286; claim that distinction of, from other goods, is invalid, discussed, 281-288; taxation of the value of, in relation to the chances of the common man, 309-320; do we avoid trenching on vested rights by taxing only future increases in the value of, 320-331.

Landowners, certain possible services of, compared with the service of an inventor, 173-174; services of in the case of city land, 170-176.

LeRossignol, opposition of, even to gradual adoption of single tax, noted, 300; Economics for Everyman, cited, 256n.

Loans, taxation of, 85-89.

Lutz, school of Seligman,

Adams, Plehn, Hunter and,

criticized, 122; view of, that land values constitute too "narrow" a tax "base" criticized, 264-266; Public Finance, quoted, 264-265.

M

Mill, Principles of Political Economy, cited, 192.

Monopoly, as a source of unearned incomes, 29; in relation to the theory of vested rights, 197-198.

Mortgages, taxation of, 85-89. See Intangibles.

N

Nationalization, of land, one hundred per cent single tax alleged to be the same thing as, 255, 260.

P

Patents, inventions and, limited time allowed for enjoyment of special profit in the case of, 173-174.

Physiocrats, cited and criticized, 155-6ⁿ.

Plehn, school of Seligman. Adams, Lutz, Hunter and, criticized, 122; view of, that any single tax will defeat its own ends, criticized, 259-260; Introduction to Public Finance, quoted, 259.

Population, increase of, in other groups, considered in relation to ownership of land by small-family groups, 183-190.

Price system, and the specialization of producers, 16-26.

Profits, wages and managerial, 26-30; managerial, attitude of socialists toward, 28-29.

Protective tariffs, in relation to vested rights, 198.

Public ownership, of public utilities, sometimes a means of relieving socially-produced land values of taxation, 133, 133ⁿ.

R

Rent, of land, nature of, 38-54; capitalized to find land value, 39-40; taxation of, the only way of preventing private receipt of, under individualistic system, cannot be raised in case of tax on land value, 57-60, 155-156; a social product, 106-109; taxation of, in relation to the sale value of land, 109-119; as distinguished from wages and interest, 130-132; difference of, from wages and interest, 130-132; as a product of land, 151-156; tax on, not shiftable, 57-60, 155-156; versus capital interest, 156-161; as an unearned income, 161-165; improvements by special assessments in relation to right of landowners to receive, 165-170; some probable results of making it the chief source of public revenues, 215-241; how meas-

ured in the case of agricultural land, 218n; taxation of, in relation to tenancy, 227-238; taxation of, in relation to the interests of farmers, 217-238; other alleged unearned incomes compared and contrasted with, 332-342; taxes on excess profits contrasted with taxes on, 340-341; of gas and oil wells, mines and farms, measurement of, from point of view of exhaustion of resources and of taxation, compared, 218-19ⁿ. See Land, Taxation. Rental, versus sale value, as a basis for taxing land, 222-7ⁿ. Real estate, tax "relief" for, 79-148; taxation of incomes to relieve improvements on, 95-105; taxation of commodities, amusements and sales, in order to relieve, 123-140. Robinson, The Mind in the

S

Making, quoted, 305-306.

Sacrifice, equal, in relation to taxation, 5, 215.

Sales, taxation of commodities, amusements and, in order to relieve real estate, 123-140; incidence of a general tax on, 128-130.

Sale value, *versus* rental value, as a basis for taxing land, 222-7ⁿ.

Saving, in relation to capital construction, 32-38.

Seager, The Principles of Economics, cited, 29.

Seligman, referred to as failing to grasp a distinction between interest and rent, 42n; view of, that general property tax forces farmers to pay more than their share, criticized, 81-83; mentioned as possibly responsible for the spread of false views on taxation, 89-90; school of Adams, Plehn, Lutz, Hunter and, criticized, 122; view of, that a tax on wheat may not affect its price, criticized, 125-128; contention of, that privately produced and socially produced values can not be separated, criticized, 260-264; citation of Voltaire's essay, to discredit land-value tax policy, criticized, 280-281, 312n; view of, regarding lack of essential distinction between land and capital, criticized, 282-283; The Shifting and Incidence of Taxation, quoted, 80-81, 126-127, 126n; Essays in Taxation, quoted, 261; Essays in Taxation, cited, 307. Shifting, not possible in the case of tax on rental value of land, 57-60, 155-156; and incidence, of taxation of commodities, amusements and sales, 124-130. See Incidence, Taxation.

Single-tax, alleged to be a de-

terrent to thrift, 253-264; at one hundred per cent rate, alleged to be the same thing as land nationalization, 255, 260; alleged to have been tried to considerable extent in France, 277-281.

Single-taxers, view of, regarding relation of community development to land value, 283-284.

Site value, of land, taxation of incomes to relieve, 105-123.

Slavery, abolition of, compared with land-tax reform policy, 247-248, 297-300ⁿ, 303.

Slichter, criticized for favoring tax relief for real estate without distinguishing between land and improvements, 123ⁿ.

Snowden, budget speeches of, quoted, 267-268.

Socialism, versus competition and the price system, 17-18. Socialists, attitude of, towards managerial profits, 28-29; attitude of, regarding interest on capital, criticized, 31-38, 103-104; failure of, to stress differences between interest and land rent, criticized, 207-210.

Specialization, of producers, the price system and, 16-26.

Speculation, in land, does the community gain from, 175-176, 228-9n, 268-274.

Stock, of corporations, taxation of, 84-85. See Corporations, Intangibles.

Stocks. See Stock, Corporations, Intangibles.

Sumner, Folkways, cited, 5.

T

Taussig, referred to as considering vested rights an objection to increased land-value tax, 290; position of, regarding taxation of future increases of land value, criticized, 323-324; Principles of Economics, cited, 192; Principles of Economics, quoted, 324.

Tax, on gasoline, discussed, 135-6ⁿ; on all commodities or on sales in general, incidence of, 128-130; on wages, incidence of, 155; on interest, incidence of, 155-156; on land rent, not shiftable, 57-60, 155-156; on rental value compared with tax on sale value, of land, 222-7n; land values represented as "narrow" a tax "base" for, 264-268; on excess profits, contrasted with taxes on site rent, 340-341; "relief" of real estate from, 79-148. See Taxation.

Taxation, according to ability, 4-6, 211-215; broadening the base of, 4-6; earned and unearned incomes, inequality and, 9-77; of rent, the only way of preventing private receipt of, 55-57; of rental

value of land, not shiftable, 57-60, 155-156; of inheritances, 61-67; ability theory of, 4-6, 68-71; of intangibles, 70-95; double, 82-90; of corporations, 84-85; of corporation capital stock, 84-85; of corporation franchises, 84-85; of loans, 85-89; of mortgages, 85-89; of incomes, to relieve real estate improvements and other capital, 95-105; of incomes, burden on income from labor as compared with burden on income from capital, 96-105; of incomes, customary exemptions, 99-104; of incomes, to relieve the site value of land, 105-123; of rent or land value, in relation to the sale value of land, 109-119; of commodities, amusements and sales, in order to relieve real estate, 123-140; of commodities, shifting and incidence of, 124-130; and some problems of the modern city, 140-148; the rent of land and its, 151-250; of future increments of value, 191-195, 320-331; of land values, in relation to the theory of vested rights, 195-211, 246-248; the ability theory of, 211-215; of land rent, some probable effects of using as chief source of public revenues, 215-241; of land rent, in relation to the interests of farmers, 217-238;

of the rental value of land, in relation to tenancy, 227-238; a "complex" on, of some contemporary economists, 253-347; of land value, in relation to the chances of the common man, 309-320.

Taylor, Haskell and, view of, that general property tax favors the city dweller, criticized, 81-83; inconsistency of, noted, 81ⁿ; Questions and Problems in Economics, quoted, 81-82.

Tenancy, land-value tax system in relation to, 227-238.

Thrift, the single-tax alleged to be a deterrent to, 253-264.

U

Unearned increment, an alleged cause of cheap goods, 274-277. See Incomes, Increment, Increments.

Unfair competition, 29-30.

Utilities, ownership of, by public, sometimes a means of relieving socially-produced land values of taxation, 133, 133ⁿ. Utility, of a unit of money, to the rich and to the poor, 67.

V

Value, of land, arrived at by capitalizing rent, 39-40; of capital, related to cost of production, 40-41, 111; of

capital, conditions determining, as contrasted with value of land, 110-112; of land, conditions determining, as contrasted with value of capital, 110-112.

Vested rights, land-value taxation in relation to the theory of, 195-211, 246-248; in the case of monopoly profit, 197-198; in the case of the protective tariff, 198; criticism of views of economists on, 288-308; do we avoid trenching on, by taxing only future increases in land values, 320-331.

Viner, article by, cited, 259ⁿ, 260.

impot unique, compared with modern idea of rental value tax, 280; citation of, by Seligman and Ely, to discredit land-value tax policy, criticized, 280-281; citation of, by Seligman, to discredit land-value tax policy, criticized, 312n.

W

Wages, relation of, in one line, to wages in other lines, 17-26; and managerial profits, 26-30; differences among interest, land rent and, 130-132; distinguished from rent, 130-131; incidence of a tax on, 155.

Waiting, in relation to capital West, the increase of land construction, 32-38. Walker, Political Economy, cited, 193.

values in relation to the settlement of the American, 176-183.