present year, being $80.237.960, and an increase of $1.985.372 over the last, as an additional basis of taxation. It also exhibits the continued prosperity of the city in the erection of 1894 brick buildings, 346 of which are exempt from direct taxation

	Real and personal property liable to direct taxation	Real property exempt from direct taxation	Personal property exempt from direct taxation	Total
1847	$67.832.077	$3.820.195	$ 427.050	$72.079.322
1848.	$69.813.922.	$4.002.035.	412.319	74 228.276
1849	$73.609.596	$4.235.038	407.954	78.252.588
1850	$75.310.808	$4.507.038	420.114	80.237.960

The register of the city will make his report to the Council in which you will find the financial condition of the city fully and satisfactorily exhibited. If we except prevailing opinions in reference to dividends from works of internal improvements in which the city has an interest, our monetary affairs, though oppressive now, are far from being discouraging for the future. At this time however we have only to look at the rate of taxation to show the necessity of economy and retrenchment, wherever it can be exercised compatable with the public interest. The following comparison between the years 1848. 1849 and 1850 will be gratifying in the particulars they represent, and in nothing more than the surpluss on the 31st December 1849. viz: $36.535.28, against a deficit of the previous year of $37.865.52.—to which may be added the reduced estimate of $50.324.21 for the wants of 1850 below that of 1849.

Amount of receipts from all sources, from January 1st to December 31st 1849 inclusive	$819.622.89
Amount of Expenditures on all accounts do do.	783.087.61
Balance in Treasury December 31st. 1849.	$36.535.28
Estimated wants for 1850	$887.717.88
Estimated receipts for 1850	436.751.57
Leaving this amount to be provided for by taxation	$450 966.31
required 1849	$501.290.52
do 1850	450.966.31
Less this amount than for 1849	$ 50.324.21
Income from tonnage and wharfage 1848	$23.855.24
do do do do do 1849	26.002.77
Increase	$2.117.53
Income from Markets 1848	$18.132.45
do do do 1849	18.887.13
Increase	$754.68

It is not generally known that on Lepplton's plat, the city reserved and is entitled to one hundred feet of ground directly on the line of city boundary, for the purpose of making an avenue of that width, to surround or encircle the city from water to water. Indeed I believe the wharves were located in lines of one hundred feet to correspond with magnificient plan. Charles street is now being paved up to the line of the city boundary and York avenue is under contract to the same terminus. I have deemed it prudent to call your attention to this subject, as one of some interest to the future at least. Would it not be prudent to have these lines reestablished: and thus admonish those who otherwise might erect improvements upon the ground held for the avenue, that if hereafter opened, they would have no redress for any loss sustained, the project contemplated three public avenues east, north and west. Broadway street would run direct into the eastern portion of the north avenue, and if ever successfully carried out, it would be an ornament to our city unrivalled in this country—and why should it not be carried out? Improvements in every direction are rapidly approximating to the lines of the city boundary, and all experience has demonstrated, that such an undertaking, even if at the cost of the property holders themselves, would, in the additional value of their property, most amply repay them. At some future, perhaps distant period, such an avenue and for miles in extent would be directly through the heart of the city: whilst in our own day its intrinsic claims to command and invite improvement would attract general attention. If we made but the beginning of such an enterprise, which was originated at a very considerable cost, posterity would owe us a debt of no ordinary gratitude. There are perhaps but few cities in the world of equal size and population, that have so few public squares or open avenues as our own where the toiling masses can enjoy or refresh themselves. With these views, I submit the subject to your deliberations, in connection with another that seems to me as worthy of your consideration.

Our city is not only extending its bounds, but the older parts are becoming more densely populated by the occupation of every space with buildings, chiefly as tenements for the laboring classes. As this increases, so must increase the liabilities to disease in a certain degree. Free circulalation of air is as necessary to neighborhood as to individuals, and to both it is also just as requisite as wholesome food for securing good health. It is then in reference to the future, that I would ask your attention to the securing now, while it may be done, some portion of the unoccupied ground, remaining of the estate of the late Cob Howard, to be laid out as a public park