

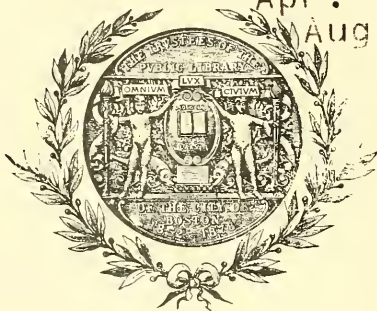
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EXTRA CENSUS BULLETIN.

No. 52.

WASHINGTON, D. C.

August 16, 1893.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN MINNESOTA.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., August 8, 1893.

SIR:

The leading results of the investigation of farm and home proprietorship in Minnesota are contained in this bulletin. In regard to farms, the conclusion is that 15.25 per cent of the farm families hire and 84.75 per cent own the farms cultivated by them; that 46.39 per cent of the farm owning families own subject to incumbrance and 53.61 per cent own free of incumbrance. Among 100 farm families, 15 hire their farms, 39 own with incumbrance, and 46 without incumbrance. On the owned farms there are liens amounting to \$37,709,574, which is 31.61 per cent of their value, and this debt bears interest at the average rate of 8.18 per cent, making the average annual interest charge \$67 to each family. Each owned and incumbered farm, on the average, is worth \$2,574, and is subject to a debt of \$814.

The corresponding facts for homes are that 53.01 per cent of the home families hire and 46.99 per cent own their homes; that of the home owning families 63.94 per cent own free of incumbrance and 36.06 per cent with incumbrance. In 100 home families, on the average, 53 hire their homes, 17 own with incumbrance, and 30 without incumbrance. The debt on owned homes aggregates \$27,953,413, or 34.36 per cent of their value, and bears interest at the average rate of 7.42 per cent, so that the annual amount of interest to each home averages \$94. An average debt of \$1,268 incumbers each home, which has the average value of \$3,692.

There are 4 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 51.46 per cent of the home families hire and 48.54 per cent own their homes, and of the home owning families 28.61 per cent own with incumbrance and 71.39 per cent own free of incumbrance. In 100 home families, on the average, are found 51 that hire their homes, 14 that own with incumbrance, and 35 that own without incumbrance. The liens on the owned homes are 29.82 per cent of the value of those subject to lien. Several averages show that the rate of interest is 7.55 per cent; value of each owned and incumbered home, \$3,634; lien on the same, \$1,084, and yearly interest charge on each home, \$82.

In Minneapolis and St. Paul, which are the only cities in the state having a population of more than 100,000, 64.89 per cent of the home families hire and 35.11 per cent own their homes; 52.43 per cent of the home owning families have incumbrance on their homes, and 47.57 per cent own and occupy homes free of incumbrance. Among 100 families, on the average, 65 hire, 18 own with incumbrance, and 17 without incumbrance. Averages for each owned and incumbered home: incumbrance, \$1,861; value, \$5,232; interest charge for one year, \$133; rate of interest, 7.16 per cent. Homes are incumbered for 35.57 per cent of their value.

Real estate purchase and improvements, when not associated with other objects, caused 65.99 per cent of the farm families to incur 68.11 per cent of the farm debt and 82.07 per cent of the home families to incur 81.70 per cent of the home debt.


Very respectfully,

JAMES H. WARDLE,

Acting Superintendent of Census.

The SECRETARY OF THE INTERIOR.

C. O. P.—3,500



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STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN MINNESOTA.

BY GEORGE K. HOLMES AND JOHN S. LORD.

Selections from the results of the investigation of farm and home proprietorship and indebtedness in Minnesota are presented in this bulletin. Every family is regarded as occupying a farm or a home not on a farm, and as hiring such farm or home, or owning it free of incumbrance, or owing it subject to incumbrance. In the class last named, and in no other, account has been taken of the incumbrance, its rate of interest and object, and the value of the farm or home.

HABITATION PROPRIETORSHIP.—Among the 247,975 families of the state there are 86,944, or 35.06 per cent of the total, which hire their farms and homes, and 161,031, or 64.94 per cent, which own them. Of the families which own, 68,885, or 42.47 per cent, have farm or home incumbrance, and 92,646, or 57.53 per cent, are free of incumbrance. In 100 families, on the average, 35.06 hire their farms or homes, 27.58 own with incumbrance, and 37.36 own without incumbrance.

FARM PROPRIETORSHIP.—There are 117,893 farm families, which are 47.54 per cent of the total number of families. Of these, 99,911, or 84.75 per cent, own and 17,982, or 15.25 per cent, hire the farms cultivated by them, while of the owning families 46,347, or 46.39 per cent, have incumbrances on their farms and 53,564, or 53.61 per cent, have no incumbrances. The average 100 farm families are composed of 15.25 that hire, 39.31 that own with incumbrance, and 45.44 that own without incumbrance.

In 1880, 9.15 per cent of the farms were hired, so that there is an apparent relative increase of farm tenancy during the decade; but the sources of the statistics for 1880 and 1890 are not the same, since the figures for 1880 represent farms and those for 1890 farm families, and this may somewhat affect the comparison.

HOME PROPRIETORSHIP.—The 130,082 home families are 52.46 per cent of the families of the state, and are divided into the several classes as follows: hiring families, 68,962, or 53.01 per cent of the total number of home families; owning families, 61,120, or 46.99 per cent; families owning free of incumbrance, 39,082, or 63.94 per cent of the total number owning; families owning subject to incumbrance, 22,038, or 36.06 per cent of the owning families. Of 100 home families, on the average, 53.01 hire their homes, 16.94 own with incumbrance, and 30.05 own without incumbrance.

City homes are hired in a greater degree than is found outside of cities. In the 4 cities of the state having a population of 8,000 to 100,000 there are 12,321 home families, of which 6,341, or 51.46 per cent, hire and 5,980, or 48.54 per cent, own their homes. Homes subject to incumbrance are occupied by 1,711 owning families, or 28.61 per cent of the total owning families, and 4,269 families, or 71.39 per cent of the owning families, have no home incumbrance. In 100 of these city home families, on the average, 51.46 hire their homes, 13.89 own with incumbrance, and 34.65 own without incumbrance. In Duluth 63.93 per cent of the home families hire their homes, and this is the largest percentage found among the 4 cities. Stillwater comes next, with 48.21 per cent. The smallest percentage is 38.33 for Mankato, and next to this is 43.23 for Winona.

Minneapolis has a population of 164,738, and St. Paul of 133,156, and these are the only cities having a population greater than 100,000. Of the 32,750 home families of Minneapolis, 22,552, or 68.86 per cent, hire their homes and 10,198, or 31.14 per cent, own their homes. Of the owning families, 4,715, or 46.23 per cent, have no incumbrance on their homes and 5,483, or 53.77 per cent, own subject to incumbrance. Among 100 families, on the average, 68.86 hire their homes, 14.40 own free of incumbrance, and 16.74 own with incumbrance. The smallest degree of home owning is found in ward 5, where 21.94 families in 100 own their homes, and the highest is found in ward 12, where the owning families are 55.85 in 100.

In St. Paul 15,328 of the 25,630 home families, or 59.80 per cent, hire their homes, and 10,302, or 40.20 per cent, own their homes. Of the owning families, 5,037, or 48.89 per cent, have no incumbrance on their homes, and 5,265, or 51.11 per cent, own subject to incumbrance. Among 100 families, on the average, 59.80 hire their homes, 19.66 own free of incumbrance, and 20.54 own with incumbrance. The smallest degree of home owning is found in ward 4, where 12.56 families in 100 own their homes, and the highest is found in ward 11, where the owning families are 57.33 in 100.

In the state outside of the 6 cities referred to, 41.66 per cent of the home families hire and 58.34 per cent own their homes, 27.65 per cent of the home owning families own with incumbrance and 72.35 per cent without incumbrance, while among 100 home families, on the average, 41.66 hire their homes, 16.13 own subject to incumbrance, and 42.21 own free of incumbrance.

VALUE AND INCUMBRANCE.—Liens amounting to \$65,662,987 incumber the 68,385 owned farms and homes of the state that are subject to incumbrance, \$37,709,574 of which is on 46,347 farms and \$27,953,413 on 22,038 homes. The value of the incumbered farms and homes is \$200,647,232; farms, \$119,290,539; homes, \$81,356,693. Ratios of debt to value: farms and homes, 32.73 per cent; farms, 31.61 per cent; homes, 34.36 per cent.

A debt of \$1,854,397 incumbers 1,711 owned homes of the 4 cities containing a population of 8,000 to 100,000, and these incumbered homes are worth \$6,217,799, so that the debt is 29.82 per cent of the value. The 5,483 owned and incumbered homes of Minneapolis are worth \$28,689,073, and are incumbered with a debt of \$10,275,607, or to the extent of 35.82 per cent of their value. In St. Paul the homes of this class are worth \$27,548,704, the incumbrance on them is \$9,725,410, which is 35.30 per cent of their value. The debt incumbering the owned homes in the state outside of the 6 cities is 32.26 per cent of the value of the homes subject to the incumbrance.

AVERAGE VALUES AND INCUMBRANCES.—The average owned and incumbered farm of the state is worth \$2,574; home, \$3,692; of each home in the 4 cities, \$3,634; of each home in Minneapolis, \$5,232; in St. Paul, \$5,232.

The average farm incumbrance for the state is \$814; home, \$1,268; home incumbrance in the 4 cities, \$1,084; in Minneapolis, \$1,874; in St. Paul, \$1,847.

St. Louis county has homes of the highest average value, namely, \$5,327, and the least average value, \$503, is in Itasca county. In the state outside of the 6 cities the average home value is \$1,973; incumbrance, \$637. As before stated, all values are confined to incumbered farms and homes occupied by owners.

INTEREST RATES.—The principal rate of interest in this state is 8 per cent. This rate is paid on 31.49 per cent of the farm incumbrance by 29.79 per cent of the farm debtor families; on 34.16 per cent of the home incumbrance by 45.63 per cent of the home debtor families; in the 4 cities on 43.66 per cent of the home incumbrance by 58.09 per cent of the families occupying owned and incumbered homes; in Minneapolis and St. Paul on 31.99 per cent of the home debt by 52.14 per cent of the home debtor families. These percentages are contained in the following table, and the facts from which they were computed are exhibited in Table 3:

PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.		FOR HOMES IN MINNEAPOLIS AND ST. PAUL.	
	For farms.		For homes.		For number of families.	For amount.	For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.				
Under 6 per cent	3.27	2.72	1.00	0.79	0.58	0.26	0.56	0.59
6 per cent	2.67	3.48	7.59	16.79	6.02	11.33	10.51	20.81
7 per cent	15.99	19.33	19.97	26.17	16.72	25.91	25.88	29.03
8 per cent	29.79	31.49	45.63	34.16	58.09	43.66	52.14	31.99
6 to 8 per cent, inclusive.....	52.19	61.07	77.18	89.20	83.40	90.43	94.74	96.67
Over 6 per cent.....	94.06	93.80	91.41	82.42	98.40	88.41	88.93	78.60
Over 8 per cent.....	44.54	36.21	21.82	10.01	16.02	9.31	4.70	2.74
Over 10 per cent.....	1.37	1.47	0.89	0.50	0.82	0.45	0.60	0.32
Over 12 per cent.....	0.59	0.58	0.32	0.21	0.41	0.26	0.22	0.17

Rates that are less than the principal state rate of 8 per cent are paid by 25.67 per cent of the farm debtor families on 32.30 per cent of the farm debt, by 32.55 per cent of the home debtor families on 55.83 per cent of the home debt; in the 4 cities by 25.89 per cent of the home debtor families on 47.03 per cent of the home debt, and in Minneapolis and St. Paul by 43.16 per cent of the home debtor families on 65.27 per cent of the home debt.

In the state, rates higher than 8 per cent are paid by 44.54 per cent of the farm debtor families on 36.21 per cent of the farm debt, by 21.82 per cent of the home debtor families on 10.01 per cent of the home debt; in the 4 cities by 16.02 per cent of the home debtor families on 9.31 per cent of the home debt, and in St. Paul and Minneapolis by 4.70 per cent of the home debtor families on 2.74 per cent of the home debt.

The highest rate reported is 50 per cent, which is paid by 1 home family on a debt of \$500.

The legislature of Minnesota has limited the rate of interest as follows in the years named: 1851, no limit; 1858, 15 per cent for banks on secured loans; 1860, 12 per cent; 1879, 10 per cent, but no limit for building and loan associations.

INTEREST CHARGE AND AVERAGE RATES OF INTEREST.—The total interest charge for 1 year on the debt incumbering the owned farms of the state is \$3,085,913, on the homes, \$2,074,436; total, \$5,160,349.

The average interest charge for 1 year on each farm is \$67; home, \$94; on each home in the 4 cities, \$82; on each home in Minneapolis and St. Paul, \$133.

On farm loans the average rate of interest is 8.18 per cent; on home loans, 7.42 per cent; on home loans in the 4 cities, 7.55 per cent; on home loans in Minneapolis and St. Paul, 7.16 per cent. Hence, the average annual interest value of each owned and incumbered farm in this state is \$211; of each home, \$274; of each home in the 4 cities, \$274; of each home in Minneapolis and St. Paul, \$375. Outside of the 6 cities the average annual interest charge on each home is \$52; average rate, 8.24 per cent; average annual interest value, \$163.

OBJECTS OF INDEBTEDNESS.—Investigation of the reasons why farm and home indebtedness was incurred discloses the fact that 65.99 per cent of the farm debtor families of the state incurred 68.11 per cent of the farm debt for the purpose of buying real estate and making real estate improvements, when these objects were not associated with other objects, and that for the same objects, in the case of homes, 82.07 per cent of the home debtor families incurred 81.70 per cent of the home debt; in the 4 cities that 83.34 per cent of the home debtor families incurred 86.97 per cent of the home debt, and in Minneapolis and St. Paul that 85.88 per cent of the home debtor families incurred 83.43 per cent of the home debt.

The objects of real estate purchase and improvements, business, and the purchase of personal property, when not complicated with other objects, led 78.64 per cent of the farm debtor families of the state to incur 79.86 per cent of the farm debt, 91.04 per cent of the home debtor families to incur 92.23 per cent of the home debt, 90.88 per cent of the home debtor families in the 4 cities to incur 95.25 per cent of the home debt, and 93.31 per cent of the home debtor families in Minneapolis and St. Paul to incur 92.71 per cent of the home debt.

Farm and family expenses, standing alone, are represented by 6.16 per cent of the farm debtor families of the state and 4.09 per cent of the farm debt; family expenses by 3.92 per cent of the home debtor families and 1.87 per cent of the home debt; family expenses in the 4 cities by 5.09 per cent of the home debtor families and 1.78 per cent of the home debt, and in Minneapolis and St. Paul by 2.24 per cent of the home debtor families and 1.38 per cent of the home debt.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES.

CIVIL DIVISIONS.	Aggregate	OWNING.			Hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRED.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRED FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hiring.	Free.	Incumbered.	Free.	Incumbered.
The State.....	247,975	161,031	92,646	68,385	86,944	64.94	35.06	57.53	42.47	37.36	27.58
For farms.....	117,893	99,911	53,564	46,347	17,982	84.75	15.25	53.61	46.39	45.44	39.31
For homes.....	130,082	61,120	39,082	22,038	68,962	46.99	53.01	63.94	36.06	30.05	16.94
Minneapolis and St. Paul (for homes.).....	58,380	29,500	9,752	10,748	37,880	35.11	64.89	47.57	52.43	16.70	18.41
Minneapolis, Hennepin county..	32,750	10,198	4,715	5,483	22,552	31.14	68.86	46.23	53.77	14.40	16.74
St. Paul, Ramsey county.....	25,630	10,302	5,037	5,265	15,328	40.20	59.80	48.89	51.11	19.66	20.54
Four cities (for homes).....	12,321	5,980	4,269	1,711	6,341	48.54	51.46	71.39	28.61	34.65	13.89
Duluth, St. Louis county.....	4,818	1,738	1,104	634	3,080	36.07	63.93	63.52	36.48	22.91	13.16
Mankato, Blue Earth county....	1,753	1,081	845	236	672	61.67	38.33	78.17	21.83	48.21	13.46
Stillwater, Washington county..	2,070	1,072	874	198	998	51.79	48.21	81.53	18.47	42.22	9.57
Winona, Winona county.....	3,680	2,089	1,446	643	1,591	56.77	43.23	69.22	30.78	39.30	17.47
Rest of state (for homes).....	59,381	34,640	25,061	9,579	24,741	58.34	41.66	72.35	27.65	42.21	16.13

FARMS, HOMES, AND MORTGAGES.

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State.....	68,385	\$200,647,232	\$65,662,987	32.73
For farms.....	46,347	119,290,539	37,709,574	31.61
For homes.....	22,038	81,356,693	27,953,413	34.36
Minneapolis and St. Paul (for homes).....	10,748	56,237,777	20,001,017	35.57
Minneapolis, Hennepin county.....	5,483	28,689,073	10,275,607	35.82
St. Paul, Ramsey county.....	5,265	27,548,701	9,725,410	35.30
Four cities (for homes).....	1,711	6,217,799	1,854,397	29.82
Duluth, St. Louis county.....	634	3,905,938	1,135,046	29.06
Mankato, Blue Earth county.....	236	606,362	149,009	24.57
Stillwater, Washington county.....	198	426,264	147,672	34.64
Winona, Winona county.....	643	1,279,235	422,670	33.04
Rest of state (for homes).....	9,579	18,901,117	6,097,999	32.26

TABLE 3.—SUMMARY OF NUMBER OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND AMOUNT OF THE INCUMBRANCE THEREON, BY RATES OF INTEREST.

[Rates of interest represented by mixed numbers are combined into groups; for instance, rates represented by "1-2" per cent include all rates greater than 1 per cent and less than 2 per cent.]

RATES OF INTEREST.	THE STATE.						FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.		FOR HOMES IN MINNEAPOLIS AND ST. PAUL.	
	Total.		For farms.		For homes.		Number of families.	Incumbrance.	Number of families.	Incumbrance.
	Number of families.	Incumbrance.	Number of families.	Incumbrance.	Number of families.	Incumbrance.				
Total	68,385	\$65,662,987	46,347	\$37,709,574	22,088	\$27,953,413	1,711	\$1,854,397	10,748	\$20,001,017
0 per cent.....	124	90,623	79	60,086	45	30,557	3	1,129	14	12,600
1 do.....	1	500	1	500						
2 do.....	1	9,000	1	9,000						
2-3 do.....	3	7,150	3	7,150						
3 do.....	8	7,172	8	7,172						
3-4 do.....	9	11,765	8	11,185	1	580				
4 do.....	41	36,247	29	28,167	12	8,080	1	300	5	3,081
4-5 do.....	13	21,695	11	17,645	2	4,050			1	3,060
5 do.....	1,384	851,435	1,248	755,401	136	96,034	5	2,388	29	34,499
5-6 do.....	154	210,011	129	127,612	25	82,399	1	939	11	64,242
6 do.....	2,911	6,005,347	1,239	1,312,753	1,672	4,692,594	103	210,119	1,129	4,162,353
6-7 do.....	753	2,513,132	427	635,366	326	1,877,566	20	113,547	279	1,737,545
7 do.....	11,811	14,605,380	7,410	7,291,039	4,401	7,314,341	286	480,561	2,782	5,806,062
7-8 do.....	1,862	3,416,278	1,309	1,917,516	553	1,498,762	21	63,269	388	1,230,826
8 do.....	23,862	21,423,505	13,806	11,874,344	10,056	9,549,161	994	809,540	5,604	6,398,287
8-9 do.....	1,710	1,973,342	1,469	1,593,788	241	379,554	13	15,830	86	156,266
9 do.....	6,161	4,312,035	5,435	3,786,713	726	525,342	83	50,320	109	138,197
9-10 do.....	888	858,561	791	758,026	97	100,535	9	12,428	17	15,168
10 do.....	15,861	8,615,791	12,311	6,962,560	3,550	1,653,231	155	85,784	229	174,071
10-11 do.....	122	131,215	107	122,568	15	8,647	1	650	4	2,442
11 do.....	77	70,935	66	63,981	11	6,954				
11-12 do.....	169	96,004	94	84,462	6	11,542	1	1,000	1	2,800
12 do.....	187	119,021	94	65,021	93	54,003	5	1,870	36	25,722
12-13 do.....	81	83,344	71	62,069	10	21,275	1	600	3	17,660
13 do.....	21	15,180	14	9,626	7	5,554	2	1,534	2	2,500
13-14 do.....	39	24,568	38	21,268	1	300				
14 do.....	33	42,146	14	28,363	19	13,783			7	6,048
14-15 do.....	19	15,670	18	15,270	1	400			1	400
15 do.....	50	36,647	38	29,860	12	6,787	1	550	3	1,500
15-16 do.....	14	8,416	12	7,706	2	710	1	200		
16 do.....	7	3,639	4	1,650	3	1,989	1	989	1	800
16-17 do.....	9	9,396	9	9,396						
17 do.....	4	3,100	3	2,100	1	1,000			1	1,000
17-18 do.....	5	3,388	5	3,388						
18 do.....	5	3,550	4	2,700	1	850	1	850		
18-19 do.....	3	2,270	1	1,150	2	1,120				
19 do.....	1	200	1	200						
19-20 do.....	3	2,107	1	500	2	1,607			2	1,607
20 do.....	21	10,677	17	9,792	4	885			1	100
20-21 do.....	2	1,741			2	1,741			2	1,741
21-22 do.....	1	250	1	250						
22 do.....	1	1,228	1	1,228						
24 do.....	7	2,090	7	2,090						
25 do.....	11	5,163	10	4,563	1	600				
28 do.....	1	250	1	250						
30 do.....	2	1,100	2	1,100						
45 do.....	1	200			1	200				
50 do.....	1	500			1	500			1	500

TABLE 4.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$2,934	\$960	\$5,160,349	\$75	7.86
For farms.....	2,574	814	3,085,913	67	8.18
For homes.....	3,692	1,268	2,074,436	94	7.42
Minneapolis and St. Paul (for homes).....	5,232	1,861	1,431,933	133	7.16
Minneapolis, Hennepin county.....	5,232	1,874	738,102	135	7.18
St. Paul, Ramsey county.....	5,232	1,847	693,831	132	7.13
Four cities (for homes).....	3,634	1,084	140,058	82	7.55
Duluth, St. Louis county.....	6,161	1,790	83,386	132	7.35
Mankato, Blue Earth county.....	2,569	631	11,798	50	7.92
Stillwater, Washington county.....	2,153	746	12,174	61	8.24
Winona, Winona county.....	1,989	657	32,700	51	7.74
Rest of state (for homes).....	1,973	637	502,445	52	8.24

