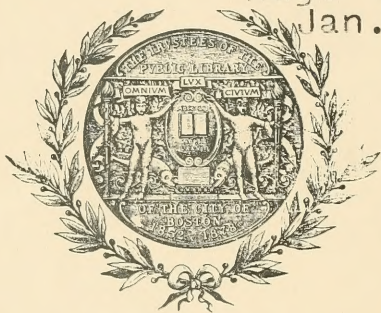
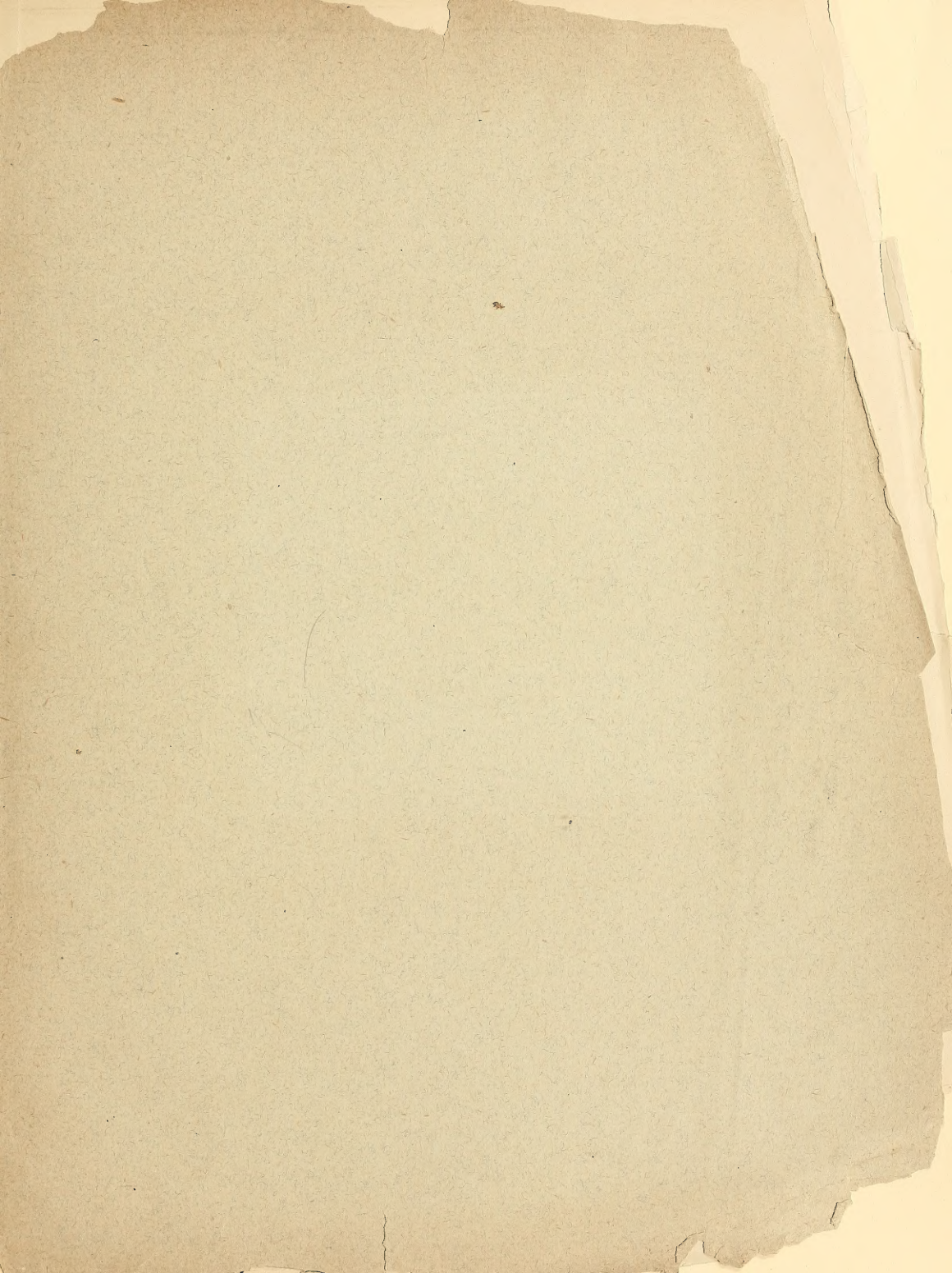



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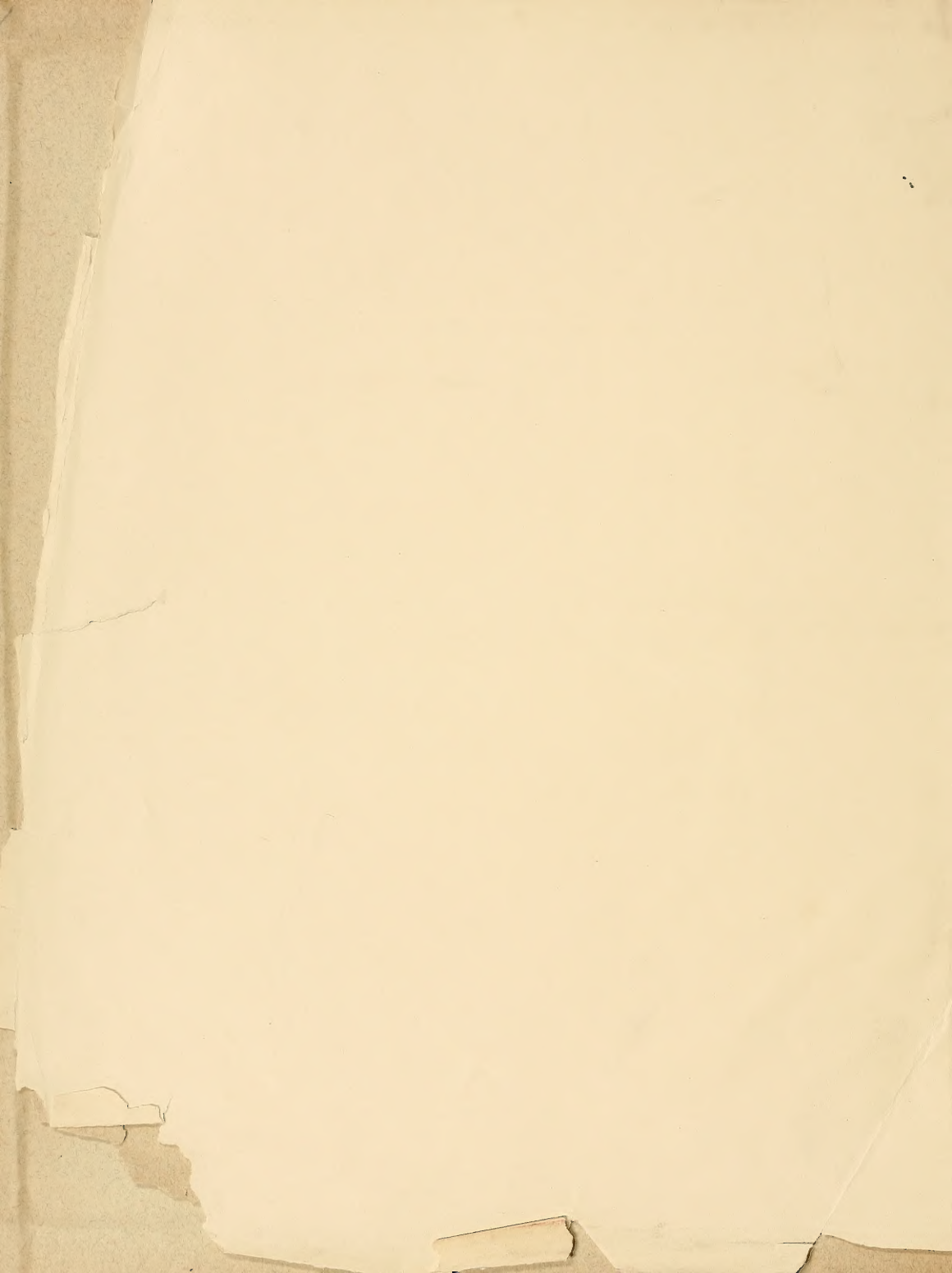






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EXTRA CENSUS BULLETIN.

No. 81.

WASHINGTON, D. C.

September 25, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN MICHIGAN.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 6, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in Michigan, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 17.01 per cent of the farm families hire and 82.99 per cent own the farms cultivated by them; that 49.35 per cent of the farm owning families own subject to incumbrance and 50.65 per cent own free of incumbrance. Among 100 farm families, 17 hire their farms, 41 own with incumbrance, and 42 without incumbrance. On the owned farms there are liens amounting to \$64,414,986, which is 32.38 per cent of their value, and this debt bears interest at the average rate of 7.10 per cent, making the average annual interest charge \$63 to each family. Each owned and incumbered farm, on the average, is worth \$2,748, and is subject to a debt of \$890.

The corresponding facts for homes are that 49.51 per cent of the home families hire and 50.49 per cent own their homes; that of the home owning families 67.75 per cent own free of incumbrance and 32.25 per cent with incumbrance. In 100 home families, on the average, 50 hire their homes, 16 own with incumbrance and 34 without incumbrance. The debt on owned homes aggregates \$28,801,077, or 34.50 per cent of their value, and bears interest at the average rate of 7.18 per cent, so that the annual amount of interest to each home averages \$46. An average debt of \$636 incumbers each home, which has the average value of \$1,842.

There are 19 cities in the class of those having a population of 8,000 to 100,000, and in these cities 51.07 per cent of the home families hire and 48.93 per cent own their homes, and of the home owning families 37.62 per cent own with incumbrance and 62.38 per cent own free of incumbrance. In 100 families, on the average, are found 51 that hire their homes, 18 that own with incumbrance, and 31 that own without incumbrance. The liens on the owned homes are 35.54 per cent of the value of those subject to lien. Several averages show that the rate of interest is 7.22 per cent; value of each owned and incumbered home, \$1,991; lien on the same, \$708, and yearly interest charge on each home, \$51.

Detroit is the only city in the state having a population of more than 100,000. In this city, 58.33 per cent of the home families hire and 41.67 per cent own their homes; 37.03 per cent of the home owning families have incumbrance on their homes, and 62.97 per cent own and occupy homes free of incumbrance. Among 100 families, on the average, 58 hire, 16 own with incumbrance, and 26 without incumbrance. Averages for each owned and incumbered home: incumbrance, \$961; value, \$2,635; interest charge for one year, \$65; rate of interest, 6.77 per cent. Homes are incumbered for 36.49 per cent of their value.

Real estate purchase and improvements, when not associated with other objects, caused 75.41 per cent of the farm families to incur 79.58 per cent of the farm debt and 80.62 per cent of the home families to incur 79.91 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

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

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families 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	455,004	237,182	169,475	117,707	167,822	63.12	36.88	59.01	40.99	37.25	25.87
For farms	176,764	146,697	74,302	72,395	30,067	82.99	17.01	50.65	49.35	42.03	40.96
For homes	278,240	140,485	95,173	45,312	137,755	50.49	49.51	67.75	32.25	34.21	16.28
Detroit (for homes)	42,110	17,549	11,050	6,499	24,561	41.67	58.33	62.97	37.03	26.24	15.43
Nineteen cities (for homes)	71,238	34,855	21,742	13,113	36,383	48.93	51.07	62.38	37.62	30.52	18.41
Adrian	2,132	1,340	1,063	277	792	62.85	37.15	79.33	20.67	49.86	12.99
Alpena	2,292	1,399	1,053	346	893	61.04	38.96	75.27	24.73	45.94	15.10
Ann Arbor	2,219	1,241	814	427	978	55.93	44.07	65.59	34.41	36.69	19.24
Battle Creek	3,180	1,508	828	680	1,672	47.42	52.58	54.91	45.09	26.04	21.38
Bay city	5,494	2,483	1,522	961	3,011	45.19	54.81	61.30	38.70	27.70	17.49
Flint	2,280	1,243	810	433	1,037	54.52	45.48	65.16	34.84	35.53	18.99
Grand Rapids	13,341	5,946	2,831	3,115	7,395	44.57	55.43	47.61	52.39	21.22	23.35
Iron Mountain	1,327	576	531	45	751	43.41	56.59	92.19	7.81	40.02	3.39
Ishpeming	1,894	705	582	123	1,189	37.22	62.78	82.55	17.45	30.73	6.49
Jackson	4,787	2,190	1,410	780	2,597	45.75	54.25	64.38	35.62	29.46	16.29
Kalamazoo	3,891	2,115	1,131	984	1,776	54.36	45.64	53.48	46.52	29.07	25.29
LaSling	2,908	1,460	900	560	1,448	50.21	49.79	61.64	38.36	30.55	19.26
Manistee	2,548	1,246	664	582	1,302	48.90	51.10	53.29	46.71	26.06	22.84
Marquette	1,601	760	561	199	841	47.47	52.53	73.82	26.18	35.04	12.43
Menominee	1,904	882	634	248	1,022	46.32	53.68	71.88	28.12	33.30	13.02
Muskegon	4,783	2,413	1,479	934	2,370	50.45	49.55	61.29	38.71	30.92	19.53
Port Huron	2,804	1,265	855	410	1,539	45.11	54.89	67.59	32.41	30.49	14.62
Saginaw	9,315	4,871	3,356	1,515	4,444	52.29	47.71	68.50	31.50	36.03	16.26
West Bay	2,538	1,212	718	494	1,326	47.75	52.25	59.24	40.76	28.29	19.46
Rest of state (for homes)	161,892	88,081	62,381	25,700	76,811	53.42	46.58	70.82	29.18	37.83	15.59

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.....	117,707	\$282,450,072	\$93,216,063	33.00
For farms	72,395	198,964,438	64,414,986	32.38
For homes.....	45,312	83,485,634	28,801,077	34.50
Detroit (for homes).....	6,499	17,125,321	6,248,418	36.49
Nineteen cities (for homes).....	13,113	26,108,576	9,279,906	35.54
Adrian	277	411,782	155,638	37.80
Alpena.....	346	405,920	140,248	34.55
Ann Arbor.....	427	1,177,585	433,421	36.81
Battle Creek.....	680	1,427,958	517,636	36.25
Bay city.....	961	1,631,453	639,652	39.21
Flint.....	433	697,966	233,354	33.43
Grand Rapids.....	3,115	7,373,254	2,713,885	36.81
Iron Mountain.....	45	91,362	21,646	23.69
Ishpeming.....	123	328,757	127,441	38.76
Jackson.....	780	1,786,126	634,745	35.54
Kalamazoo.....	984	2,339,805	813,069	34.75
Lansing.....	560	1,106,547	416,173	37.61
Manistee.....	582	829,679	271,216	32.69
Marquette.....	199	619,748	178,870	28.86
Menominee.....	248	571,279	196,790	34.45
Muskegon.....	934	1,174,965	376,794	32.07
Port Huron.....	410	714,926	241,197	33.74
Saginaw.....	1,515	2,606,656	897,367	34.43
West Bay.....	494	812,808	270,764	33.31
Rest of state (for homes).....	25,700	40,251,737	13,272,753	32.97

FARMS, HOMES, AND MORTGAGES.

TABLE 3.—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.....	\$2,400	\$792	\$6,643,213	\$56	7.13
For farms.....	2,748	890	4,574,679	63	7.10
For homes.....	1,842	636	2,068,534	46	7.18
Detroit (for homes).....	2,635	961	423,036	65	6.77
Nineteen cities (for homes).....	1,991	708	670,024	51	7.22
Adrian.....	1,487	562	10,215	37	6.56
Alpena.....	1,173	405	10,976	32	7.83
Ann Arbor.....	2,758	1,015	28,520	67	6.58
Battle Creek.....	2,100	761	37,010	54	7.15
Bay city.....	1,698	666	47,859	50	7.48
Flint.....	1,612	539	16,880	39	7.23
Grand Rapids.....	2,367	871	195,332	63	7.20
Iron Mountain.....	2,030	481	1,716	38	7.93
Ishpeming.....	2,673	1,036	10,083	82	7.91
Jackson.....	2,290	814	42,874	55	6.75
Kalamazoo.....	2,378	826	56,793	58	6.99
Lansing.....	1,976	743	30,354	54	7.29
Manistee.....	1,426	466	20,543	35	7.57
Marquette.....	3,114	899	13,971	70	7.81
Menominee.....	2,304	794	15,443	62	7.85
Muskegon.....	1,258	403	29,022	31	7.70
Port Huron.....	1,744	588	17,496	43	7.25
Saginaw.....	1,721	592	64,121	42	7.15
West Bay.....	1,645	548	20,816	42	7.69
Rest of state (for homes).....	1,566	516	975,474	38	7.35

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF 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 DETROIT.	
	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.....	1.59	2.61	1.53	1.64	1.53	1.40	2.21	1.91
6 per cent.....	8.74	14.42	7.82	12.48	7.57	10.45	10.39	20.34
7 per cent.....	43.69	49.09	52.44	54.99	51.76	55.08	82.23	71.63
8 per cent.....	28.65	18.61	24.90	19.11	27.96	22.65	3.21	2.10
6 to 8 per cent, inclusive.....	86.91	92.36	87.92	92.31	90.52	93.79	97.42	97.60
Over 6 per cent.....	89.67	82.97	90.65	85.88	90.90	88.15	87.40	77.75
Over 8 per cent.....	11.50	5.03	10.55	6.05	7.95	4.81	0.37	0.49
Over 10 per cent.....	0.13	0.06	0.15	0.11	0.15	0.10	0.03	0.02
Over 12 per cent.....	0.05	0.02	0.08	0.04	0.08	0.06		

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