plain, that as the population of the city increases, so will its taxable property. And it is also certain that this increase will be brought about by the building of the Bridge in a faster ratio than by any other means. Assuming at a low estimate a ratio of increase of $5\frac{1}{2}$ per cent. in place of $3\frac{1}{2}$ per cent, after the completion of the Bridge, the additional increase of valuation of 2 per cent. would amount to from two to three millions annually, and would pay for the whole cost of the work in less than three years.