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**Title:** On Higher Real and Stable Ranks for *CCR*  $C^*$ -algebras.

**Abstract:** We calculate the real rank and stable rank of *CCR* algebras which either have only finite dimensional irreducible representations or have finite topological dimension. We show that either rank of  $A$  is determined in a good way by the ranks of an ideal  $I$  and the quotient  $A/I$  in four cases: When  $A$  is *CCR*; when  $I$  has only finite dimensional irreducible representations; when  $I$  is separable, of generalized continuous trace and finite topological dimension, and all irreducible representations of  $I$  are infinite dimensional; or when  $I$  is separable, stable, has an approximate identity consisting of projections, and has the corona factorization property. We also present a counterexample on higher ranks of  $M(A)$ ,  $A$  subhomogeneous, and a theorem of P. Green on generalized continuous trace algebras.