

103

Reference No. *20.14.FK*  
 Situation *Esqairecelyn Farm*  
 Description *20.11.RS*  
 Extent *213 ac 3 rods* Map. No. *20 S.E.*  
 Gross Value { Land £ *34 perches* ✓  
 Buildings £ Rateable Value { Land £  
 Gross Annual Value, Schedule A, £ { Buildings £ *37-16-0*  
 Occupier *Luther C. Jones*  
 Owner *Sir W. W. Wynn Bart* Qualon  
 Interest of Owner *Freehold*  
 Superior interests

Subordinate interests  
 Occupier's tenancy, Term *Yearly* from *25 March 1908*  
 How determinable *at agreement*  
 Actual (or Estimated) Rent, £ *43 1*  
 Any other Consideration paid  
 Outgoings—Land Tax, £  
 Tithe, £ *18 11* paid by *occupier*  
 Other Outgoings paid by *owner* ✓  
 Who pays (a) Rates and Taxes (b) Insurance (a) *occupier*  
 Who is liable for repairs (b) *owner*  
 Fixed Charges, Easements, Common Rights and Restrictions

Former Sales. Dates  
 Interest  
 Consideration  
 Subsequent Expenditure  
 Owner's Estimate. Gross Value  
 Full Site Value  
 Total Value  
 Assessable Site Value  
 Site Value Deductions claimed

Roads and Sewers. Dates of Expenditure  
 Amounts

Reference No. ....  
 Particulars, description, and notes made on inspection  
*K. by B.K. 1137*  
*354 Land in 160*  
*Post.*  
*B. Chaffice. 355 - 10ft. Peat Str. 6 Calf Tris.*  
*8 CTRB. W.H.*  
*Timber in poor scrub. 12 Larch Poles near house.*  
*Fair Ground near Sheepwalk.*

Charges, Easements, and Restrictions affecting market value of Fee Simple

Valuation.—Market Value of Fee Simple in possession of whole property in its present condition

Deduct.	Rent	
<i>R. J. M. Say 1.11</i>	<i>43.0.0</i>	
<i>15%</i>	<i>8.0.0</i>	
<i>NAV 35.0.0</i>		
		<i>£ 35 + 284f. 980</i>
		<i>Spent £ 3. 67 + 16f. say 50</i>
		<i>£ 1030</i>

Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees, and other things growing on the land

<i>60 ac at 8 - 180, 22 - 115, 120 - 27 - 190, 10 - 100 - 100 - 125</i>	£	<i>810</i>
Difference Balance, being portion of market value attributable to structures, timber, &c. ....	£	<i>220</i>

Divided as follows:—

Buildings and Structures.....	£/30
Machinery .....	£
Timber .....	£
Fruit Trees .....	£
Other things growing on land .....	£ <i>90</i>

Market Value of Fee Simple of Whole in its present condition (as before) ..... £ *1030*

Add for Additional Value represented by any of the following for which any deduction may have been made when arriving at Market Value:—

Charges (excluding Land Tax) <i>7.11.181</i>	£	<i>25</i>
Restrictions.....	£	<i>25</i>

GROSS VALUE... £ *1055*