

.....104..... Reference No.
 Situation Rhydy meirch
 Description Farm
 Extent ~~400~~ acres 3rds 425a. 0v. 0p.
 Map. No. XX 10 QD
 XX 7 U
 XX 11 O
 XX 12 N

Gross Value { Land £
 Buildings £ Rateable Value { Land £
 Buildings £ 54
 Gross Annual Value, Schedule A, £
 Occupier John Lewis
 Owner Sir Wynn Duabon
 Interest of Owner Freehold
 Superior interests

Subordinate interests

Occupier's tenancy, Term Pearly from 25 March 1908
 How determinable
 Actual (or Estimated) Rent, £ 63 ✓
 Any other Consideration paid

Outgoings—Land Tax, £
 Tithe, £ 2. 2. 2 paid by owner ✓
 Other Outgoings paid by owner ✓

Who pays (a) Rates and Taxes (b) Insurance (c) occupier

Who is liable for repairs
 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
 Detached (6 Calf trees + Barn. 7 CT. + B.)
 K. P. P. 4. 1 B.
 2 Br. 2 Calf trees.
 3 SS. 1 ft. W.H. Chaff Hoe + B. (12 CT. CH. 1 ft.)
 14/14
 Peat Stone. 1 P.S. Pool.
 timber is all scrub.
 New since 1909

Int + stables in 1st class Ground mod. Good fishing in Llyn Gwydder
 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

	Setms.	Rent	
	Tithe 2. 2 2	63. 0. 0	
R.M. Say 9 12 10		11 15 0	
	na ✓	57. 5. 0	
			57. 57 + 28 1/2 = 1435
			Spot £9 + 16 9/16 = 150
			<u>£1585</u>

Deduct Market Value of Site under similar circumstances,
 but if divested of structures, timber, fruit trees, and
 other things growing on the land
 1100 ac. fee (870; 1400; 1070; 2382 + 100; 2380 + 100; 150 - 210) 59 £381

Difference Balance, being portion of market value attribut-
 able to structures, timber, &c. £ 204

Divided as follows:—
 Buildings and Structures.....£1440
 Machinery£
 Timber.....£
 Fruit Trees.....£
 Other things growing on land.....£644

Market Value of Fee Simple of Whole in its present condition
 (as before)£ 1585

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) Tithe 12. 2 1/2 x 28
 Restrictions.....£ 59

GROSS VALUE...£ 1644