

Reference No. Map No. XXIII-5-10
Situation Long Low
Description Farm
Extent 152 a. 2 R. 31 P. 154 a.
Gross Value { Land £ 183 Rateable Value { Land £ 164.5
Buildings £ 183 Buildings £ 164.5
Gross Annual Value, Schedule A, £
Occupier Jes. Lewis
Owner Wm. Mc. Cracken
Interest of Owner Freehold
Superior interests
Subordinate interests

Occupier's tenancy, Term Yearly from Lady Day 1895
How determinable
Actual (or Estimated) Rent, £ 196
Any other Consideration paid
Outgoings—Land Tax, £ 15-14-3 paid by Tenant
Tithe, £ 2-14-0 paid by Owner
Other Outgoings none
Who pays (a) Rates and Taxes (b) Insurance Occupier
Who is liable for repairs 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. 203
Particulars, description, and notes made on inspection
House. Bkgs & Land. Sitting R. Dining R.
Large kitchen. Dairy. Pantry. Cellar. 5 Bedrooms.
Attics. Cheese Rm. Bkgs as sketch.
Structures brick & tile in fair repair. Gardens.
Land as usable & rest turf - 1. fair quality -
well formed watered - fences mod. Hedges & trees.
Timber chiefly oak. Rent £196
Charges, Easements, and Restrictions affecting market value of Fee Simple
Artificial Manures: 12 tons per annum. (Kasi Slag)
Some ground stuff. consume.
Cake & Meal: £100 a year.
Grass None done last 20 years - require
attention in most cases.

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

Gross Rent £196
Less tithe £14
10% £19
Y.P. £28
Spoking 8.0
Timber 8.0
£48.00

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

154 a. 2 R. 31 P. @ £28 Less tithe £350 £ 3650
Difference Balance, being portion of market value attribut-
able to structures, timber, &c. £ 1150

Divided as follows:—

Buildings and Structures £ 830
Machinery £ 80
Timber £ 80
Fruit Trees £ 10
Other things growing on land fences £ 150

Market Value of Fee Simple of Whole in its present condition
(as before) £ 4800

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 £ 350

Restrictions Right of way £ 20 £ 370
GROSS VALUE £ 5170