

Frogmary Lane



Hereditament 3 Field Book

Map No. *SP. 16. P*

Reference No. *3*

Situation *Frogmary Lane*

Description *land*

Extent *Bank of stream A.S. 1. 5*

Gross Value { Land £ *22.5.0* Rateable Value { Land £ *120.0.0*
 Buildings £

Gross Annual Value, Schedule A, £

Occupier *Rolls Allen*

Owner *Saracen County Council*

Interest of Owner *Freehold*

Superior interests

Subordinate interests

Occupier's tenancy, Term *3 years* from *2nd February 1911*

How determinable

Actual (or Estimated) Rent £ *30*

Any other Consideration paid

Outgoings—Land Tax, £ *Redeemed* paid by

Tithe, £ *See reply to 140* paid by

Other Outgoings *ditto*

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

Who is liable for repairs *See reply to 140*

Fixed Charges, Easements, Common Rights and Restrictions

May be right of way etc but none are admitted

Former Sales. Dates *Unknown*

Interest

Consideration *Part purchase returned in form 140*

Subsequent Expenditure

Owner's Estimate. Gross Value

Full Site Value

Total Value

Assessable Site Value

Site Value Deductions claimed *See reply 140*

Roads and Sewers. Dates of Expenditure

Amounts

Particulars
Cl No 259

Charges, E
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Particulars, description, and notes made on inspection
 Reference No.
 C. No. 259 CC 8 280 Good new arable.

Charges, Easements, and Restrictions affecting market value of Fee Simple
 Take £1.12.00 = 25 7/8 = £40.

Valuation.—Market Value of Fee Simple in possession of whole property
 in its present condition *Revaluation* 22. 10. 00
 Less repr. etc. 21. 10. 00
 Less rent 5 10. 00
 £ 500 NS

Deduct Market Value of Site under similar circumstances,
 but if divested of structures, timber, fruit trees, and
 other things growing on the land £ 500

Difference Balance, being portion of market value attribut-
 able to structures, timber, &c. £ 10

Divided as follows:—
 Buildings and Structures..... £
 Machinery £
 Timber £
 Fruit Trees £
 Other things growing on land £ 10

Market Value of Fee Simple of Whole in its present condition
 (as before) £ 510

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)..... £ 40
 Restrictions..... £ 40

GROSS VALUE... £ 590

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GROSS VALUE.....£	550
Less Value attributable to Structures, timber, &c. (as before) £	10
FULL SITE VALUE.....£	540
Gross Value (as before).....£	550
Less deductions in respect of—	
Fixed Charges, including—	
Fee Farm Rent, rent seck, quit rent, chief rents, rent of Assize	£
Any other perpetual rent or Annuity.....	£
Tithe or Tithe Rent Charge	£ 40
Other Burden or Charge arising by operation of law or under any Act of Parliament £	
If Copyhold, Estimated Cost of Enfranchisement.....	£
Public Rights of Way or User	£
Rights of Common.....	£
Easements	£
Restrictions	£
	£ 40
TOTAL VALUE.....£	510
Less Value attributable to Structures, timber, &c. (as before)	£ 10
Value directly attributable to—	
Works executed	£
Capital Expenditure	£
Appropriation of Land.....	£
Redemption of Land Tax.....	£
Redemption of Other Charges.....	£
Enfranchisement of Copyhold, if enfranchised	£
Release of Restrictions.....	£
Goodwill or personal element.....	£
Expense of Clearing Site.....	£ 10
ASSESSABLE SITE VALUE	£ 510
If Agricultural land, the value for Agricultural purposes including Sporting Rights	£
excluding	£
Value of Sporting Rights.....	£
If Licensed Property, the annual license value.....	£
Liable to Undeveloped Land Duty as from	£
For further reference as to Apportionments &c., see	

Fouts Lane

