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EXHIBIT 21 (REVISED)
PENNICHUCK WATER WORKS, INC.
INCOME APPROACH DISCOUNTED CASH FLOW METHOD
VALUE SUMMARY AS OF 12/31/04
(in \$000s)

GES Exhibit 19
8.68% Rate of Return
and 0% Growth Rate
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Discrete Period Net Cash Flow	Projected Fiscal Years Ending December 31,					Normalized
	2005	2006	2007	2008	2009	2010 [b]
Earnings Before Interest and Taxes (EBIT)	\$6,489	\$6,735	\$10,009	\$11,109	\$13,198	\$9,508
plus: Depreciation and Amortization Expense	\$2,567	\$2,601	\$2,942	\$3,046	\$3,154	-
less: Capital Expenditures [a]	(\$9,000)	(\$23,359)	(\$12,398)	(\$11,707)	(\$3,708)	-
less: Required Increase in Working Capital	(\$1,697)	(\$121)	(\$128)	(\$136)	(\$144)	(\$445)
Net Cash Flow	(\$1,641)	(\$14,144)	\$425	\$2,312	\$12,500	\$9,063
Present Value Factor @ 8.68%	0.959	0.883	0.812	0.747	0.688	
Present Value of Discrete Period Net Cash Flow	(\$1,574)	(\$12,484)	\$345	\$1,728	\$8,595	
Total Present Value of Discrete Period Net Cash Flow	(\$3,390)					
Present Value of Terminal Period Net Cash Flow:						
Projected Normalized Fiscal Year Net Cash Flow 2010 [b]	\$9,063					
Direct Capitalization Rate [c]	8.68%					
Future Value of Terminal Value	\$104,412					
Present Value Factor @ 8.68%	0.688					
Present Value of Terminal Value	\$71,792					
Valuation Summary:						
Present Value of Discrete Period Net Cash Flow	(\$3,390)					
Present Value of Terminal Period Net Cash Flow	\$71,792					
Indicated Fair Market Value of Operating Assets (rounded)	\$68,402					

Footnotes:

[a] Projected 2005 capital expenditures of \$13,341,000 are decreased by \$4,341,000 and projected 2006 capital expenditures are increased by \$4,341,000 to reflect revised capital expenditure projections.

[b] The normalized cash flow for fiscal year 2010 is estimated based on the average projected EBIT, as well as the average required increase in working capital, for fiscal years 2005 through 2009.

[c] Based on a present value discount rate of 8.68% and an expected long-term growth rate of 0%.