

Property Valuation Report

23 Hopper Road, Freemans Bay, Auckland City

DATE: 17 MAY 2010

This report provides details of the valuation of the property determined by the local council at the time of its city or district review. To view additional sales information, please purchase the Property Sales Report.



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Property Valuation Report

Sections of this report are supplied to you by Terralink International Limited.



23 Hopper Road, Freemans Bay, Auckland Region

Street address: 23 Hopper Road, Freemans Bay, Auckland City

17 May 2010

Property Description

Valuation Address: 23 Hopper Road, Freemans Bay, Auckland Region

Street Address: 23 Hopper Road, Freemans Bay, Auckland

Property Type: Residential, Dwelling, pre 1914, average

Land Area: 304 m²

Floor Area: 177 m²

Age: 1900 - 1909

Parking: 1

Roof Construction: Steel / G-Iron

Wall Construction: Weatherboard

Contour: Level

Deck: Yes

Description: LOT 23 ALLOT 14 SEC 23 CITY AUCKLAND 304M2

Local Authority: Auckland City

Title: NA517/124

Current Rating Valuation

Local authorities carry out property valuations to help determine your annual property rates. Rating valuation notices and rates demands are issued by local authorities. Valuations occur at least every three years in accordance with the Ratings Valuations Act 1998.

Value of Improvements: \$430,000

Valuation Ref: 12/7301260230

Assessment Date: 1 Jul 2008

Rating Valuation: \$920,000

Land Value: \$490,000

Title Details

A Certificate of Title is associated with every property in New Zealand. This information is held by Land Information New Zealand (LINZ). A physical copy of the Title may be ordered from Terranet (www.terranet.co.nz)

Current Owner

SELL ME TRUST (NA517/124)

Prior Owners

JOHN SMITH JOHNSTONE (NA517/124), BOB JONES WILLIAMS (NA517/124)

Improvements

Special Value:

Improvements: House

Description and Land Use

Description: LOT 23 ALLOT 14 SEC 23 CITY AUCKLAND 304M2

Land Use: Single Unit excluding Bach

You need some help? Sure, we can help

Don't panic, we've got answers to all your questions and solutions to all your (property report) problems.

Reports Help

If you need help with the contents of this report please email reports@zoodle.co.nz - most of the time we'll get back to you within 2 or 3 business hours.

If you'd prefer to speak with someone now about the content of your report, call free on **0508 zoodle (0508 966 353)** - there are normally people around to answer the phone between the hours of 8:30am to 5:30pm Monday to Friday.

Other places for help

For all other issues, you can check the website for further answers:

- A list of [Frequently Asked Questions](#) is a good start, and we even have answers for most of them. Visit <http://www.zoodle.co.nz/cms/faqs>
- If you need to know [where and why we get our data](#), we have that covered too. Visit <http://www.zoodle.co.nz/cms/where>
- If you need help with the website, please email - help@zoodle.co.nz - most of the time we'll get back to you within 2 or 3 business hours.

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Currency of data

Survey and Title Data: 9 Mar 2010

Terralink Address Data: 25 Mar 2010

Valuation and Sales Data: 15 Mar 2010