

Property Summary Report

This report provides summary level information about a property.

Street Address: 1 Sample Street, Parnell, Auckland

Property Details

Legal Description:	UNIT 1A AUS 26 & 27 UP 123456	Title:	Order NA234B/50 Order NA234B/75
Valuation Ref.:	5/1234560101	Floor Area:	68 m ²
Local Authority:	Auckland City	Land Area:	
Property type:	Residential, Apartment, 1990's, average	Parking:	1
Age:	1990 - 1999	Roof Materials:	
Wall Materials:	Roughcast, etc	Roof Condition:	Average
Wall Condition:	Average		

Owner

Owner Status	Title	Owner Name
Current	Order NA234B/50	Green, Sally D
Current	Order NA234B/50	Green, Sue P
Prior	Order NA234B/50	Black, Shirly Mary
Prior	Order NA234B/50	Blue, Kate Amanda
Prior	Order NA234B/75	Body Corporate 123
Prior	Order NA234B/50	Brown, Louise Emma
Prior	Order NA234B/50	Orange Properties Limited
Prior	Order NA234B/50	White, Kate

Rating Valuation (RV)

Rateable Value:	\$390,000	Date of Valuation:	01 Jul 2008
Improvements:	\$255,000	Valuation Ref.:	5/1234560101
Land Value:	\$135,000		

Sales History

Sale Date	Sale Type	Gross Sale Price	Net Sale Price	Chattels	Rating Valuation	Land Value
18 Nov 2006	Whole	\$365,000	\$365,000		\$355,000	\$125,000
18 Nov 2006	Whole	\$365,000	\$355,000	\$10,000	\$355,000	\$125,000
13 Aug 2004	Whole	\$320,000	\$312,000	\$8,000	\$355,000	\$125,000
08 Feb 2002	Whole	\$280,000	\$272,000	\$8,000	\$250,000	\$100,000
17 Feb 2000	Whole	\$252,000	\$239,400	\$12,600	\$250,000	\$100,000

All values are at date of sale

Building Condition

Date	Age	Floor Area	Land Area	Units	Walls / Condition	Roof / Condition
18 Nov 2006	1990 - 1999	85 m ²		1	Roughcast, etc / Average	/ Average
18 Nov 2006	1990 - 1999	86 m ²		1	Roughcast, etc / Average	Mixed Material / Average
13 Aug 2004	1910 - 1919	68 m ²		1	Roughcast, etc / Average	Mixed Material / Average
08 Feb 2002	Before 1920	67 m ²		1	Stone / Average	Mixed Material / Average
17 Feb 2000	Before 1920	68 m ²		1	Stone / Average	/ A

All values are at date of sale

Legal Description and Land Use

Land Use: Single Unit excluding Bach
Category: Residential, Apartment, 1990's, average
Legal Description: UNIT 1A AUS 26 & 27 UP 123456

Floor Area: 68 m²
Land Area:

Titles

Date Issued	Reference	Land Area	Status	Estate	Description
15 Dec 1999	Order NA234B/50		Live		AU 26 DP 123456
15 Dec 1999	Order NA234B/50		Live		AU 27 DP 123456
15 Dec 1999	Order NA234B/50		Live		UNIT 1A DP 123456
15 Dec 1999	Order NA234B/75		Live	Stratum	UNIT CP DP 123456

Current Memorials - NA234B/50

Date	Reference	Document Type (Name)
20 Dec 2006 09:09	Order 12345123.3	Mortgage (BANK OF NEW ZEALAND)

Historical Memorials - NA234B/50

Date	Reference	Document Type (Name)
20 Dec 2006 09:09	Order 12345123.2	Transfer
20 Dec 2006 09:09	Order 12345123.1	Discharge of Mortgage (ANZ NATIONAL BANK LIMITED)
16 Sep 2004 09:09	Order 12345123.2	Mortgage (ANZ NATIONAL BANK LIMITED)
16 Sep 2004 09:09	Order 12345123.1	Transfer
10 Sep 2004 14:02	Order 12345123.1	Discharge of Mortgage (WESTPAC BANKING CORPORATION)
06 May 2002 09:09	Order 12345123.5	Mortgage (WESTPAC BANKING CORPORATION)
06 May 2002 09:09	Order 12345123.4	Power of Attorney
06 May 2002 09:09	Order 12345123.3	Power of Attorney
06 May 2002 09:09	Order 12345123.2	Transfer
06 May 2002 09:09	Order 12345123.1	Discharge of Mortgage (BNZ)
20 Apr 2000 14:02	Order 12345123.4	Mortgage
20 Apr 2000 14:02	Order 12345123.4	Mortgage (BNZ)
20 Apr 2000 14:02	Order 12345123.3	Transfer (BLACK SHIRLY MARY)
20 Apr 2000 14:02	Order 12345123.2	Transfer (TAN BRUCE GREGORY)
20 Apr 2000 14:02	Order 12345123.1	Partial Discharge of Mortgage (NAT BANK)
27 May 1999 11:11	Order 12345123.1	Covenant (all Types)

Historical Memorials - NA234B/75

Date	Reference	Document Type (Name)
15 Dec 1999 09:09	Order 12345D45.4	Change of Rules / Address of Body Corporate
06 Dec 1999 15:03	Order 12345D45.4	Change of Rules / Address of Body Corporate (BODY CORPORATE 123)

Consents Issued

Date Issued	Value	Work Type	Sector	Reference	Description
01 Mar 2006	\$3,000	Adds/Alts	Civil	1234-401	Erect Scaffold To Footpath 21.6. 20 February - 20 March 2006
01 Sep 2005	\$900,000	Adds/Alts	Civil	1234-101	Amendment - Complete Removal Of All Cladding To Res Floors
01 Jun 2002	\$75,000	Adds/Alts	Residential	1234-871	Lift rev balconies & attics

Currency of Data

Valuation and Sales Data: 25 January 2010
Terralink Address Data: 08 January 2010

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