



E-valuer Report

Prepared on 07 October 2024

34 Brookvale Lane, Taupaki, 0782



3



2



4



2.25Ha

Estimated Value

Estimated Value:
\$1,882,000

Estimated Price Range:
\$1,750,630 - \$2,014,160

Confidence



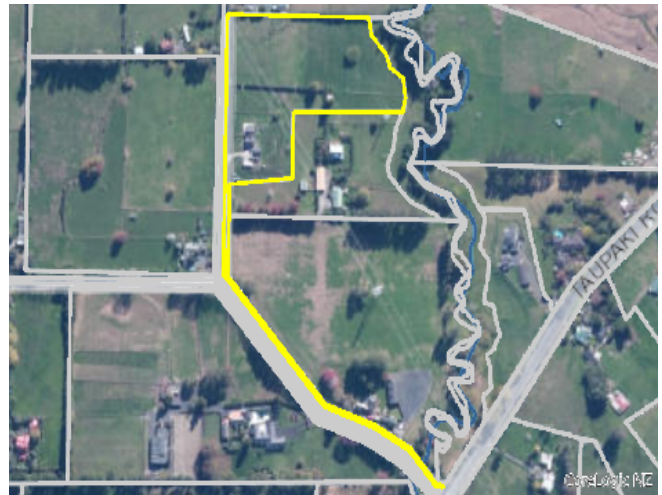
Forecast Standard Deviation (FSD):

7%

Estimated value as at 04 October 2024. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer.

Property Details

Category	LIFESTYLE	Capital Value	\$2,025,000
Floor Area	126m ²	Land Value	\$1,200,000
Territorial Authority	Auckland - Rodney	Improvement Value	\$825,000
Year Built	2020	Valuation Date	01-06-2021
Land Use primary	Vacant Lifestyle	Zone	Lifestyle Zone A
Wall Material	Weatherboard	Property Type	Lifestyle: Improved
Roof Material	Steel/G-Iron	Maori Land	Not Maori Land
Units	1		



Certificate of Title Detail

Title Reference	1055067	Date Issued	2024-03-01	Type	Freehold
Prior Title	NA24C/321				

Legal Descriptions

Lot 2 Deposited Plan 575283					
Estate Type	Fee Simple	Area	22,583m ²	Share	1/1

Current Owners

Corinne Martina Tribe
David Michael Tribe
Tribe Trustees Limited

Interests

Date	Reference	Document Type	Registrant
2024-03-01	12885004.3	Easement Instrument	-
2024-03-01	12885004.2	Consent Notice under s221(4)(a) Resource Management Act 1991	-
2024-03-01	12885004.3	Easement Instrument	-
2019-02-28	11368717.3	Mortgage	Westpac New Zealand Limited
1976-03-04	606204.2	Easement Certificate	-
1976-03-04	606204.2	Easement Certificate	-

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How to read this estimate

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be. Confidence should be considered alongside the Estimated Value. Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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