

PROPERTY ID: 2213894
MUNICIPALITY: GEORGE TOWN

PROPERTY ADDRESS: 60 SEASCAPE DRIVE
LULWORTH TAS 7252

PROPERTY NAME:

TITLE OWNER: 139712/29 : STUART ALEXANDER BRYCE

INTERESTED PARTIES: STUART ALEXANDER BRYCE

POSTAL ADDRESS: 60 SEASCAPE DR
(Interested Parties) LULWORTH TAS 7252

MAIN IMPROVEMENTS SUMMARY

Improvements: DWELLING
Improvement Sizes (Top 3 by Size):
Improvement: Area:
DWELLING 185.0 square metres
CAR PORT 30.0 square metres
FENCING & PAVING

Number of Bedrooms: 4

Construction Year of Main Building: 2005

Roof Material: Colorbond

Wall Material: Brick Veneer Rendered

Land Area: 0.1522 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
07/12/2017	09/04/2018	\$520,000
17/02/2003	19/09/2003	\$80,000

LAST VALUATIONS

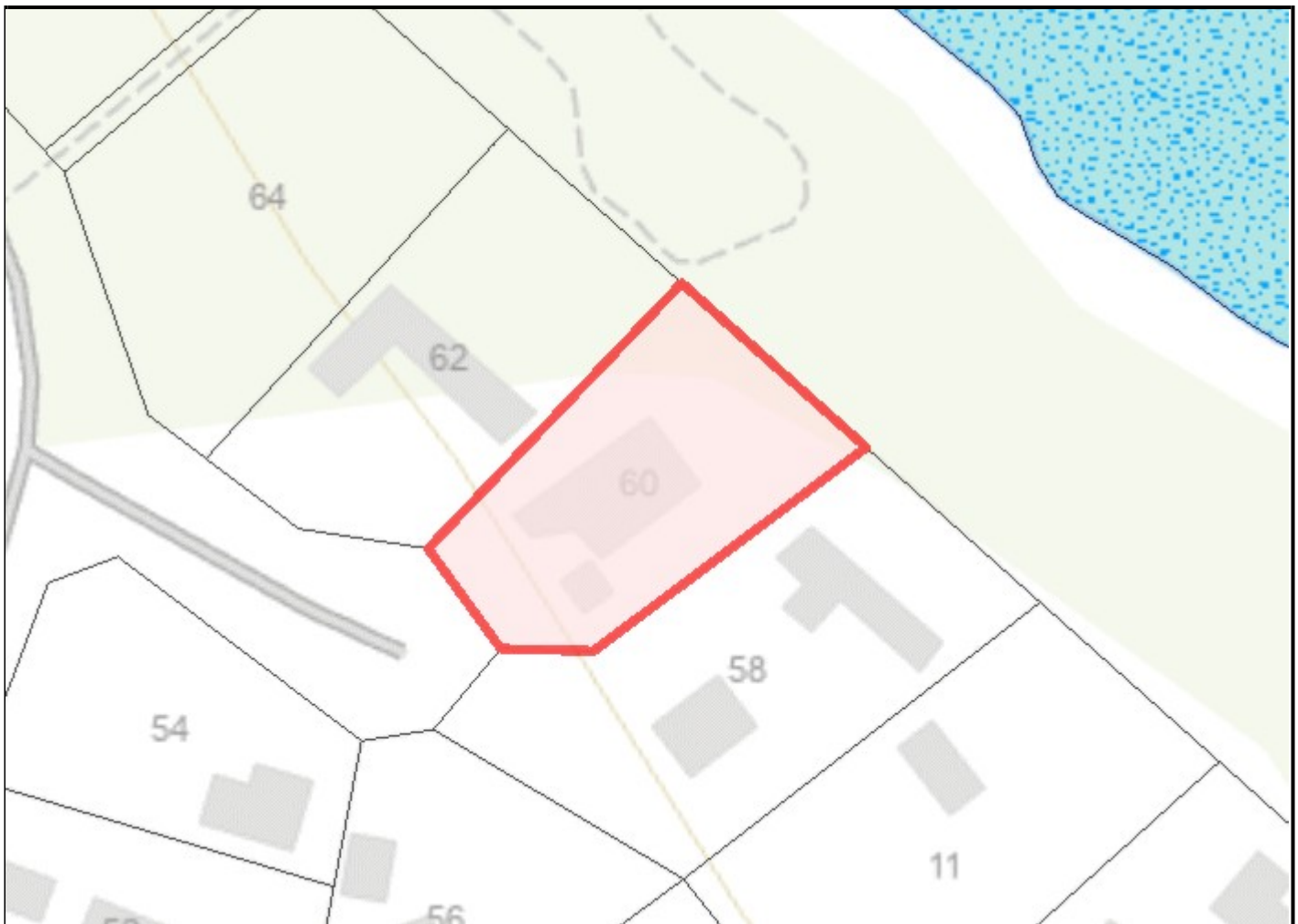
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
12/02/2019	01/07/2018	\$175,000	\$460,000	\$18,400	FRESH VALUATION
24/08/2012	01/07/2012	\$190,000	\$460,000	\$18,400	REVALUATION

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.