

Certificate of Title

Title Reference CT 5230/727
Status CURRENT
Easement YES
Owner Number 16679281
Address for Notices 73 BEACHPORT RD SEAFORD RISE 5169
Area 595m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

LAURINDA JOY-MARIE GOODRICK
OF 73 BEACHPORT ROAD SEAFORD RISE SA 5169
75 / 100 SHARE

CHRISTOPHER JOHN GOODRICK
OF 9 EXCELSIOR GROVE WOODCROFT SA 5162
25 / 100 SHARE

Description of Land

ALLOTMENT 127 DEPOSITED PLAN 40870
IN THE AREA NAMED WOODCROFT
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 11514656
Dealing Date 21/12/2010
Sale Price \$0
Sale Type CHANGE OF OWNERSHIP FOR NO MONETARY CONSIDERATION OR UNDISCLOSED CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	7867777	AVJENNINGS LTD.
MORTGAGE	11514657	COMMONWEALTH BANK OF AUSTRALIA

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8683161802	CURRENT	9 EXCELSIOR GROVE, WOODCROFT, SA 5162

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8683161802
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1995
Property Location	9 EXCELSIOR GROVE, WOODCROFT, SA 5162
Local Government	ONKAPARINGA
Owner Names	CHRISTOPHER JOHN GOODRICK LAURINDA JOY-MARIE GOODRICK
Owner Number	16679281
Address for Notices	73 BEACHPORT RD SEAFORD RISE 5169
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5HDCP V DG P IG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D40870 ALLOTMENT 127	CT 5230/727

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$325,000	\$650,000			
Previous	\$290,000	\$600,000			

Building Details

Valuation Number	8683161802
Building Style	Reproduction
Year Built	1995
Building Condition	Very Good
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	158 sqm
Number of Main Rooms	5

Note – this information is not guaranteed by the Government of South Australia