

**PROPERTY ID:** 6659797  
**MUNICIPALITY:** LAUNCESTON

**PROPERTY ADDRESS:** 17 GUY STREET  
 KINGS MEADOWS TAS 7249

**PROPERTY NAME:**

**TITLE OWNER:** 189493/1 : JASLEEN KAUR ATKINSON  
 189493/2 : KING GUY PTY LTD  
 189493/3 : KING GUY PTY LTD

**INTERESTED PARTIES:** KING GUY PTY LTD

**POSTAL ADDRESS:** 32 ROBIN ST  
**(Interested Parties)** NEWSTEAD TAS 7250

**MAIN IMPROVEMENTS SUMMARY**

<b>Improvements:</b>	DWELLING	
Improvement Sizes	Improvement:	Area:
(Top 3 by Size):	DWELLING	141.0 square metres
	GARAGE	20.0 square metres
	FENCING & PAVING	1.0 square metres

**Number of Bedrooms:** 4

**Construction Year of Main Building:** 1967

**Roof Material:** Tile

**Wall Material:** Brick Veneer

**Land Area:** 0.0839 hectares

**LAST SALES**

Contract Date	Settlement Date	Sale Price
08/08/2023	21/11/2023	\$400,000
05/03/2003	14/04/2003	\$118,000

**LAST VALUATIONS**

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
22/02/2024	01/07/2023	\$270,000	\$550,000	\$22,000	FRESH VALUATION
10/01/2017	01/07/2016	\$110,000	\$280,000	\$12,688	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.