

PROPERTY ID: 6643517
MUNICIPALITY: LAUNCESTON

PROPERTY ADDRESS: 6 HILL STREET
 WEST LAUNCESTON TAS 7250

PROPERTY NAME:

TITLE OWNER: 220170/1 : JULIE ANNE MARSHALL

INTERESTED PARTIES: JULIE ANNE MARSHALL

POSTAL ADDRESS: 6 HILL ST
(Interested Parties) WEST LAUNCESTON TAS 7250

MAIN IMPROVEMENTS SUMMARY

Improvements: DWELLING
Improvement Sizes (Top 3 by Size):
 Improvement: Area:
 DWELLING 135.0 square metres
 GARAGE 1.0 square metres
 FENCING & PAVING 1.0 square metres

Number of Bedrooms: 3
Construction Year of Main Building: 1900
Roof Material: Galvanised Iron
Wall Material: Weatherboard
Land Area: 0.052 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
23/04/1986	23/04/1986	\$33,000

LAST VALUATIONS

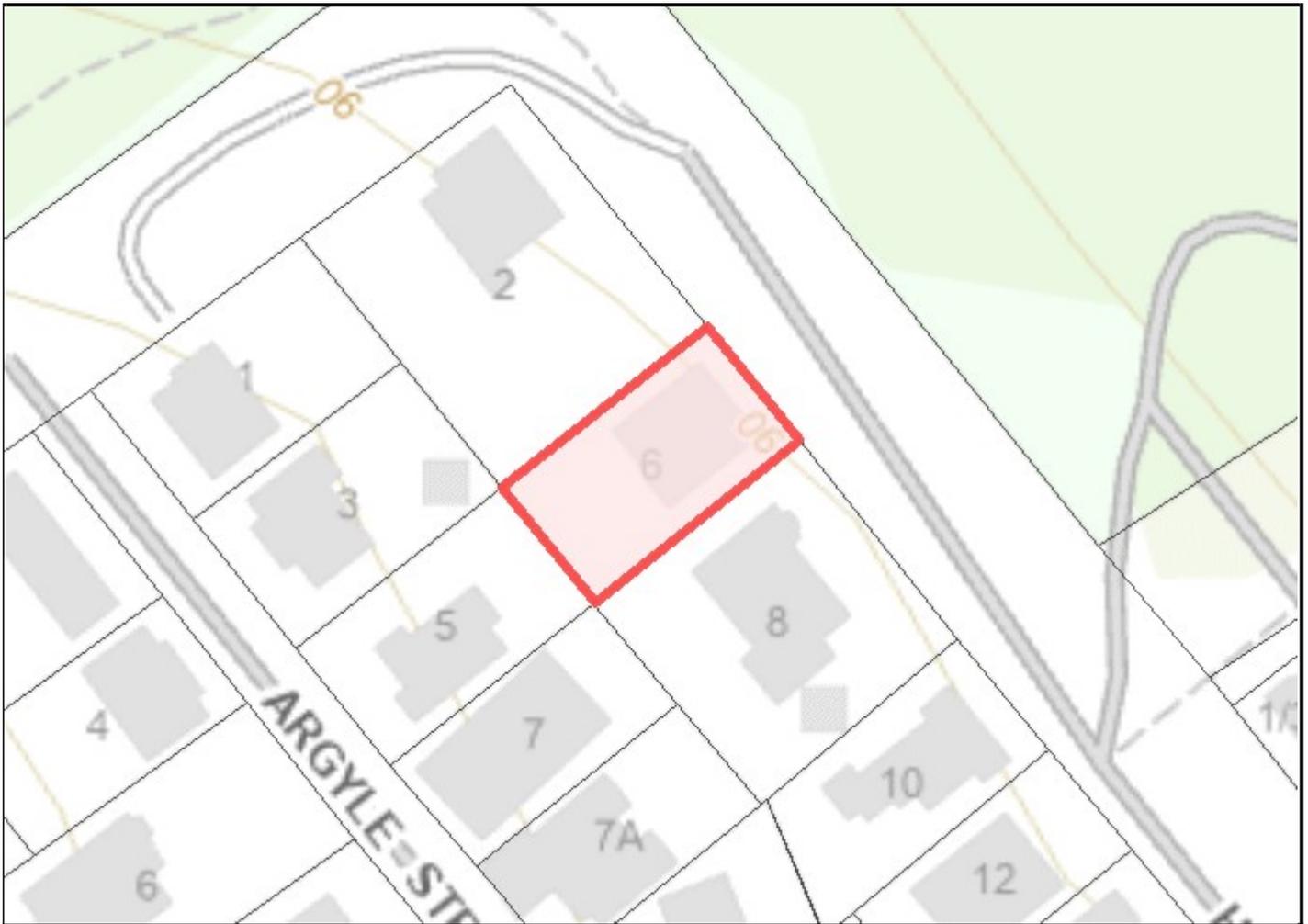
Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
20/03/2024	01/07/2023	\$390,000	\$750,000	\$30,000	FRESH VALUATION
25/01/2017	01/07/2016	\$175,000	\$360,000	\$14,400	REVALUATION

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.