

## 40B Stanley Road South, Te Aroha

### Property overview

Bedroom:	3	Building type:	Specialist-Horses-uneconomic-separate
Bathroom:	1	Building age:	2004
Land area:	2.5040 Ha	Property ID (QPID):	2055437



### Rating valuation

A Rating Valuation is an indicative market value at the date of valuation that is updated every three years. It includes the Capital Value, floor area and construction materials. It can be helpful when comparing properties.

Valuation Date:	01/07/2012	Valuation Reference:	5309/26701
Capital Value:	\$450,000	Floor Area:	96 m <sup>2</sup>
Land Value:	\$230,000	Site Area:	96 m <sup>2</sup>
Improvement value:	\$220,000	Carparks:	-
Wall construction:	Weatherboard	Rateability:	Rateable
Roof Construction:	Steel/G-Iron	Associated with Maori Land:	No
Tenure:	Not Leased (Owner is Occupier)	Property Name:	-
Zone:	Rural 1A	Ownership:	Individual
Use:	Specialist Livestock	Units	2

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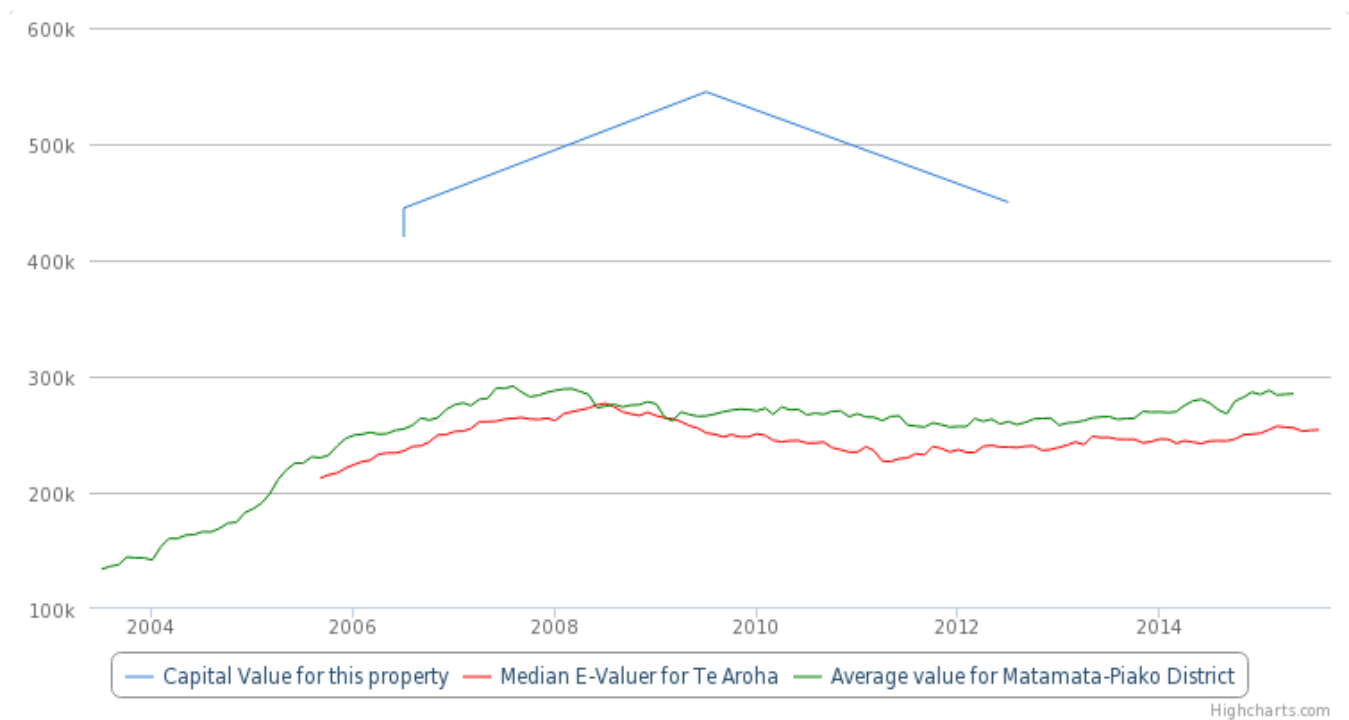
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## Property changes

Before investing in a LIM report from the council, this report can help identify if there have been any extensive renovations and subdivisions, by tracking changes to floor and land area as well as changes to value since 1991.

Date	Valuation date	Capital value	Land value	Land area	Floor area
06/10/2012	01/07/2012	\$450,000	\$230,000	2.5040 Ha	96 m <sup>2</sup>
05/09/2009	01/07/2009	\$545,000	\$390,000	2.5040 Ha	96 m <sup>2</sup>
09/04/2009	01/07/2006	\$445,000	\$285,000	2.5040 Ha	96 m <sup>2</sup>
27/09/2006	01/07/2006	\$420,000	\$285,000	2.5040 Ha	96 m <sup>2</sup>
03/12/2004	01/07/2003	\$223,000	\$130,000	2.5040 Ha	96 m <sup>2</sup>
10/01/2004	01/07/2003	\$145,000	\$130,000	2.5040 Ha	96 m <sup>2</sup>
16/11/2001	01/09/2000	\$125,000	\$110,000	2.5040 Ha	-
16/11/2001	01/09/2000	\$0	\$0	-	-



This chart shows changes in the property's value over the last 10 years compared to other residential properties in the suburb and local council. The graph shows the property's Capital Value at the date it was changed, median E-Valuer for the suburb and average value for the local council.

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## Hazard

Gain a better understanding of the natural hazards that may affect this property. View information about [Natural Hazards in New Zealand](#) and how they are determined.

Hazard type	Description	Rating
Coastal Hazard	Is this property in an area that could be susceptible to tsunami inundation? No information available	Unlikely
Earthquake Hazard	Earthquake frequency This property is in an area which has a low level of earthquake activity by New Zealand standards. Moderate shaking (MM6) is likely to be experienced once in every 40 years and strong shaking (MM8) is likely to be experienced once in every 1000 years. MM7, MM9, and MM10 shaking is likely to be experienced every 170, 6220, and 105630 years respectively.	Low
Flood Hazard	Is this property in an area where soils data indicate that it may be susceptible to flooding? This property is in an area described within a national soils dataset as being a riverbed, natural floodplain, tidal marsh or other area that may be subjected to flood inundation. Based on the soils, this area is inferred to have a history of flooding with a return interval of 1 in 100 years or more frequent.	Yes
Landslide Hazard	Susceptibility to landslide as assessed from slope/rock strength model No information available	No information available

## Previous sales of this property

Have confidence in your numbers when making an offer by getting a sales history of a property from as early as 1981. All sales notified to the local council will be included.

### 10 Oct 2003

<b>Sold for:</b>	\$120,000	<b>Settlement date:</b>	-
<b>Chattels:</b>	\$0	<b>Capital Value:</b>	\$223,000
<b>Other:</b>	\$0	<b>Rating value date:</b>	01/07/2003
<b>Sale type:</b>	Whole	<b>Purchaser:</b>	-
<b>Sale classification:</b>	Freehold, Market level	<b>Vendor:</b>	-
<b>Property type:</b>	Specialist-Horses-run with	<b>Floor area:</b>	96 m <sup>2</sup>
<b>Wall construction:</b>	Weatherboard	<b>Land Area:</b>	2.5040 Ha
<b>Roof construction:</b>	Steel/G-Iron	<b>Bedrooms:</b>	-
<b>Building Age:</b>	-		


















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## Local area sales













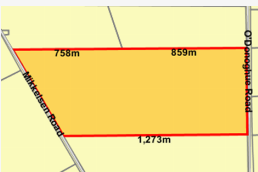




View properties recently sold in the area. To get the sales you're most interested in, you can filter by price, sale date, bedrooms and more.

<b>40B Stanley Road South, Te Aroha</b> 		 : -	 : 96 m <sup>2</sup>	 : 2.5040 Ha
<b>Date sold:</b> 10/10/2003		<b>Capital Value:</b> \$223,000		
<b>Sale price:</b> \$120,000		<b>Distance:</b>		
<b>Property Type:</b> Specialist-Horses-run with		<b>Wall Construction:</b> Weatherboard		
<b>Building Age:</b> -		<b>Roof construction:</b> Steel/G-Iron		
<b>62 McKinley Road, Not assigned</b> 		 : -	 : 169 m <sup>2</sup>	 : 81.2930 Ha
<b>Date sold:</b> 07/04/2015		<b>Capital Value:</b> \$3,700,000		
<b>Sale price:</b> \$5,350,000		<b>Distance:</b> 4997 m		
<b>Property Type:</b> Dairying Factory-Average economic		<b>Wall Construction:</b> Roughcst,etc		
<b>Building Age:</b> 1960		<b>Roof construction:</b> Steel/G-Iron		
<b>57 Thomas Road, Waihou, Te Aroha</b> 		 : -	 : 340 m <sup>2</sup>	 : 53.6487 Ha
<b>Date sold:</b> 21/11/2014		<b>Capital Value:</b> \$2,360,000		
<b>Sale price:</b> \$3,350,000		<b>Distance:</b> 6275 m		
<b>Property Type:</b> Dairying-Factory		<b>Wall Construction:</b> Unknown		
<b>Building Age:</b> -		<b>Roof construction:</b> Unknown		
<b>392 School Road, Manawaru</b> 		 : -	 : 140 m <sup>2</sup>	 : 19.0190 Ha
<b>Date sold:</b> 27/02/2015		<b>Capital Value:</b> \$985,000		
<b>Sale price:</b> \$1,426,425		<b>Distance:</b> 7988 m		
<b>Property Type:</b> Dairying-Factory		<b>Wall Construction:</b> Unknown		
<b>Building Age:</b> 2000		<b>Roof construction:</b> Unknown		
<b>173 McKinley Road, Te Aroha West, Te Aroha</b> 		 : -	 : -	 : 26.3046 Ha
<b>Date sold:</b> 05/05/2015		<b>Capital Value:</b> \$1,010,000		
<b>Sale price:</b> \$1,455,000		<b>Distance:</b> 5463 m		
<b>Property Type:</b> Dairying-Factory		<b>Wall Construction:</b> Unknown		
<b>Building Age:</b> 1955		<b>Roof construction:</b> Unknown		

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85 Ngarua Road, Waitoa		 : -	 : 119 m <sup>2</sup>	 : 38.0304 Ha
	<b>Date sold:</b> 30/03/2015	<b>Capital Value:</b>	\$1,785,000	
	<b>Sale price:</b> \$2,900,000	<b>Distance:</b>	7383 m	
	<b>Property Type:</b> Dairying-Factory	<b>Wall Construction:</b>	Unknown	
	<b>Building Age:</b> 1991	<b>Roof construction:</b>	Unknown	
110 Steele Road, Manawaru		 : -	 : 124 m <sup>2</sup>	 : 40.2240 Ha
	<b>Date sold:</b> 18/12/2014	<b>Capital Value:</b>	\$1,855,000	
	<b>Sale price:</b> \$3,200,000	<b>Distance:</b>	6175 m	
	<b>Property Type:</b> Dairying-Factory	<b>Wall Construction:</b>	Unknown	
	<b>Building Age:</b> -	<b>Roof construction:</b>	Unknown	
4183B State Highway 26, Waihou, Te Aroha		 : -	 : 88 m <sup>2</sup>	 : 27.0010 Ha
	<b>Date sold:</b> 19/05/2015	<b>Capital Value:</b>	\$1,410,000	
	<b>Sale price:</b> \$2,150,000	<b>Distance:</b>	4313 m	
	<b>Property Type:</b> Dairying-Factory	<b>Wall Construction:</b>	Unknown	
	<b>Building Age:</b> 2006	<b>Roof construction:</b>	Unknown	
241 Mikkelsen Road, Waihou, Te Aroha		 : -	 : 470 m <sup>2</sup>	 : 87.6397 Ha
	<b>Date sold:</b> 19/06/2015	<b>Capital Value:</b>	\$3,935,000	
	<b>Sale price:</b> \$6,100,000	<b>Distance:</b>	3316 m	
	<b>Property Type:</b> Dairying Factory-Average economic	<b>Wall Construction:</b>	Unknown	
	<b>Building Age:</b> 1988	<b>Roof construction:</b>	Unknown	
4594 State Highway 26, Te Aroha		 : 3	 : 277 m <sup>2</sup>	 : 16.0110 Ha
	<b>Date sold:</b> 14/05/2015	<b>Capital Value:</b>	\$1,090,000	
	<b>Sale price:</b> \$1,500,000	<b>Distance:</b>	1424 m	
	<b>Property Type:</b> Specialist-Horses-economic	<b>Wall Construction:</b>	Unknown	
	<b>Building Age:</b> -	<b>Roof construction:</b>	Unknown	

## Certificate of Title details

At a glance, key legal information on a property including ownership details, references and interests.

Title	Type	Date issued	Register type	Prior title
SA68B/633	Freehold	27/10/2000	Computer Freehold Register	SA15B/1214

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## Legal descriptions

Description	Land area	Estate type	Share
Lot 2 Deposited Plan South Auckland 86335	2.5040 Ha	Fee Simple	1/1

## Current Owners

Melville Murray Horn  
Pamela Margaret Horn

## Interests

Date	Instrument number	Description	Registrant
01/01/1870	DEFAULTWS	Default	
25/01/2001	B643536.2	Mortgage	
25/01/2001	B643536.1	Transfer	
27/10/2000	B632024.5	Easement Certificate	
27/10/2000	B632024.2	Consent Notice under s221(4)(a) Resource Management	
27/08/2008	7916408.1	Mortgage	Bank of New Zealand
04/12/2003	5824179.2	Transfer	
04/12/2003	5824179.1	Discharge of Mortgage	

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