

## 564A Horotiu Road, Te Kowhai, Hamilton, 3288

### Property overview

Bedroom:	4	Building type:	Lifestyle-1980's
Bathroom:	1	Building age:	1985
Land area:	0.7857 Ha	Property ID (QPID):	2230156
Suburb:	Te Kowhai	Territorial Authority:	Waikato District



### 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:	01/07/2017	Valuation Reference:	4410/15403
Capital Value:	\$755,000	Floor Area:	216 m <sup>2</sup>
Land Value:	\$415,000	Site Area:	216 m <sup>2</sup>
Improvement value:	\$340,000	Carparks:	-
Wall construction:	Brick	Rateability:	Rateable
Roof Construction:	Steel/G-Iron	Maori Land:	No
Tenure:	Not Leased (Owner is Occupier)	Property Name:	-
Zone:	Lifestyle 2A	Ownership:	Individual
Use:	Single Unit - Lifestyle	Units	1

Property information generated on: Wed Oct 16 23:39:03 UTC 2019

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## 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
SA64D/960	Freehold	22/10/1999	Computer Freehold Register	SA17C/583

## Legal descriptions

Description	Land area	Estate type	Share
Lot 4 Deposited Plan South Auckland 82272	0.7857 Ha	Fee Simple	1/1

## Current Owners

Brett Ian Findsen

## Interests

Date	Instrument number	Description	Registrant
01/01/1870	S90139	Building Line Restriction	
22/10/1999	B574079.7	Easement Certificate	
03/09/1993	B158963	Mortgage	
16/07/2012	9126454.5	Mortgage	ANZ National Bank Limited
16/07/2012	9126454.4	Transfer	
16/07/2012	9126454.3	Discharge of Mortgage	
01/04/2003	5539046.3	Mortgage	
01/04/2003	5539046.2	Transfer	
01/04/2003	5539046.1	Partial Discharge of Mortgage	
13/03/2003	5518784.3	Mortgage	
13/03/2003	5518784.2	Transfer	
13/03/2003	5518784.1	Partial Discharge of Mortgage	
21/12/2016	10633056.1	Caveat	WEL Networks Limited

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