

Certificate of Title

Title Reference CT 5312/317
Status CURRENT
Easement NO
Owner Number 70655942
Address for Notices PO BOX 567 STIRLING 5152
Area 560m² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

GERTRAUD ELEONORE ADELE UELLEND AHL
SUSANNE LAWRENCE
NILS UELLEND AHL
OF C/- 6 SPRIGG ROAD PICCADILLY SA 5151
1 / 5 SHARE WITH NO SURVIVORSHIP

G. UELLEND AHL PTY. LTD. (ACN: 007 890 020)
OF C/- 6 SPRIGG ROAD PICCADILLY SA 5151
4 / 5 SHARE

Description of Land

ALLOTMENT 102 DEPOSITED PLAN 3794
IN THE AREA NAMED FINDON
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 10024881
Dealing Date 28/06/2004
Sale Price \$80,000
Sale Type TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2523943015	CURRENT	185-187 GRANGE ROAD, FINDON, SA 5023
2523943509	CURRENT	185-187 GRANGE ROAD, FINDON, SA 5023

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2523943015
Type	Site Value
Date of Valuation	01/01/2022
Status	CURRENT
Operative From	01/07/2019
Property Location	185-187 GRANGE ROAD, FINDON, SA 5023
Local Government	CHARLES STURT
Owner Names	G. UELLEND AHL PTY. LTD. NILS UELLEND AHL GERTRAUD ELEONORE ADELE UELLEND AHL SUSANNE LAWRENCE
Owner Number	70655942
Address for Notices	PO BOX 567 STIRLING 5152
Zone / Subzone	SB - Suburban Business\\
Water Available	No
Sewer Available	No
Land Use	2187 - Boat And Marine Sales
Description	SHOWR/OFF
Local Government Description	Commercial - Shop

Parcels

Plan/Parcel	Title Reference(s)
D3794 ALLOTMENT 103	CT 5312/415
D3794 ALLOTMENT 102	CT 5312/317

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$730,000				
Previous	\$660,000				

Building Details

Valuation Number	2523943015
Building Style	Not Available
Year Built	Not Available
Building Condition	Not Available
Wall Construction	Not Available
Roof Construction	Not Available
Equivalent Main Area	Not Available
Number of Main Rooms	Not Available

Valuation Record

Valuation Number	2523943509
Type	Capital Value
Date of Valuation	01/01/2022
Status	CURRENT
Operative From	01/07/2019
Property Location	185-187 GRANGE ROAD, FINDON, SA 5023
Local Government	CHARLES STURT
Owner Names	NILS UELLEND AHL GERTRAUD ELEONORE ADELE UELLEND AHL ADRIANUS MARINUS HEYNDYK SUSANNE LAWRENCE G. UELLEND AHL PTY. LTD.
Owner Number	7113759*
Address for Notices	POST OFFICE BOX 567, STIRLING, SA 5152
Zone / Subzone	SB - Suburban Business\\
Water Available	Yes
Sewer Available	Yes
Land Use	2187 - Boat And Marine Sales
Description	ShroomOffWshop
Local Government Description	Commercial - Shop

Parcels

Plan/Parcel	Title Reference(s)
D3794 ALLOTMENT 134	CT 5214/178
D3794 ALLOTMENT 103	CT 5312/415
D3794 ALLOTMENT 102	CT 5312/317

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current		\$1,225,000			
Previous		\$1,100,000			

Occupants

Occupant Id	Property Id	Occupant Name	Land Use	Local Government Description	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
110	185 Grange Road	Carline Findon	2910 - Motor Vehicle Repair Services	Industry - Light		\$797,675			
100	1-3 Crittenden Road	Hodge Marine	2187 - Boat And Marine Sales	Commercial - Shop		\$427,325			

Building Details

Valuation Number	2523943509
Building Style	Not Available
Year Built	Not Available
Building Condition	Not Available
Wall Construction	Not Available
Roof Construction	Not Available
Equivalent Main Area	785 sqm
Number of Main Rooms	Not Available

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