

## Certificate of Title

**Title Reference** CT 5214/178  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 14004088  
**Address for Notices** PO BOX 567 STIRLING 5152  
**Area** 650M<sup>2</sup> (APPROXIMATE)

## Estate Type

Fee Simple

## Registered Proprietor

ADRIANUS MARINUS HEYNDYK  
GERTRAULD ELEONORE ADELE ULLEND AHL  
OF PO BOX 567 STERLING SA 5152  
WITH NO SURVIVORSHIP

## Description of Land

ALLOTMENT 134 DEPOSITED PLAN 3794  
IN THE AREA NAMED FINDON  
HUNDRED OF YATALA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 10486727  
**Dealing Date** 22/06/2006  
**Sale Price** \$112,000  
**Sale Type** TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2523943509	CURRENT	185-187 GRANGE ROAD, FINDON, SA 5023
2523946013	CURRENT	1-3 CRITTENDEN ROAD, FINDON, SA 5023

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	2523943509
<b>Type</b>	Capital Value
<b>Date of Valuation</b>	01/01/2021
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2019
<b>Property Location</b>	185-187 GRANGE ROAD, FINDON, SA 5023
<b>Local Government</b>	CHARLES STURT
<b>Owner Names</b>	GERTRAUD ELEONORE ADELE UELLEND AHL G. UELLEND AHL PTY. LTD. SUSANNE LAWRENCE ADRIANUS MARINUS HEYNDYK NILS UELLEND AHL
<b>Owner Number</b>	7113759*
<b>Address for Notices</b>	POST OFFICE BOX 567, STIRLING, SA 5152
<b>Zone / Subzone</b>	SB - Suburban Business\\
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	2187 - Boat And Marine Sales
<b>Description</b>	ShroomOffWshop
<b>Local Government Description</b>	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		\$1,100,000			
Previous		\$1,075,000			

## Occupants

Occupant Id	Property Id	Occupant Name	Land Use	Local Government Description	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
100	1-3 Crittenden Road	Hodge Marine	2187 - Boat And Marine Sales	Commercial - Shop		\$383,721			
110	185 Grange Road	Carline Findon	2910 - Motor Vehicle Repair Services	Industry - Light		\$716,279			

## 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

## Valuation Record

Valuation Number	2523946013
Type	Site Value
Date of Valuation	01/01/2021
Status	CURRENT
Operative From	01/07/2019
Property Location	1-3 CRITTENDEN ROAD, FINDON, SA 5023
Local Government	CHARLES STURT
Owner Names	GERTRAUD ELEONORE ADELE ULLENDAHL ADRIANUS MARINUS HEYNDYK
Owner Number	14004088
Address for Notices	PO BOX 567 STIRLING 5152

<b>Zone / Subzone</b>	SB - Suburban Business\\
<b>Water Available</b>	No
<b>Sewer Available</b>	No
<b>Land Use</b>	2900 - Workshop
<b>Description</b>	WSHOP/WHSE
<b>Local Government Description</b>	Industry - Light

## Parcels

Plan/Parcel	Title Reference(s)
D3794 ALLOTMENT 134	CT 5214/178

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$260,000				
Previous	\$250,000				

## Building Details

<b>Valuation Number</b>	2523946013
<b>Building Style</b>	Not Available
<b>Year Built</b>	Not Available
<b>Building Condition</b>	Not Available
<b>Wall Construction</b>	Not Available
<b>Roof Construction</b>	Not Available
<b>Equivalent Main Area</b>	Not Available
<b>Number of Main Rooms</b>	Not Available

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