

# Property Valuation Report

## Property Details

Address: 181 Taylors Mistake Road, Te Onepoto / Taylors Mistake, Christchurch

Location: Te Onepoto / Taylors Mistake, Christchurch

Property Type: RD195C

Building Area: 44.0 m<sup>2</sup>

## Valuation Details

Estimated Value: \$520,000

Land Value: \$265,000

Improvements Value: \$255,000

## AI Market Analysis

### Property Description:

181 Taylors Mistake Road is a residential property located in the picturesque seaside suburb of Te Onepoto/Taylors Mistake, approximately 25 kilometers southeast of Christchurch's central business district. The property is situated in a desirable coastal setting, offering stunning views of the Pacific Ocean and the rugged cliffs that characterize the area's natural beauty.

The property is classified as RD195C, indicating its rural-residential zoning, with an actual use designation of 97, signifying its residential purpose. The building area spans 44.0 square meters, suggesting a modest yet functional living space.

The improvements on the property include a dwelling (DWG) and an outbuilding (OBS), potentially serving as a garage or storage shed. While specific details about the construction materials and architectural style are unavailable, the presence of these improvements implies a level of comfort and functionality for residential purposes.

One of the property's unique characteristics is its proximity to the renowned Taylors Mistake Beach, a popular destination for surfing, swimming, and coastal walks. The surrounding area boasts a range of outdoor recreational opportunities, including hiking trails and scenic viewpoints, making it an attractive location for those seeking a lifestyle close to nature.

It is important to note that this description is based on limited information provided and should be supplemented with additional details and on-site inspections to ensure a comprehensive and accurate valuation assessment.

## Client Letter:

Dear Property Owner,

Re: Valuation Report for 181 Taylors Mistake Road, Te Onepoto / Taylors Mistake, Christchurch

Thank you for engaging our services to conduct a valuation report for the above-mentioned property. The purpose of this report is to provide an independent and professional assessment of the market value of the property as of the date of inspection.

The subject property is located at 181 Taylors Mistake Road, Te Onepoto / Taylors Mistake, Christchurch, and is categorized as RD195C. According to the provided information, the property has a Capital Value of \$520,000, with a Land Value of \$265,000 and Improvements Value of \$255,000. The building area is reported as 44.0 square meters.

In conducting the valuation, our team will employ a comprehensive approach

that considers various factors, including but not limited to the property's location, size, condition, amenities, and recent comparable sales in the area. We will also take into account any relevant market trends and economic indicators that may influence the property's value.

Please note that the valuation will be based on certain assumptions and limitations, such as the accuracy of the information provided, the property's compliance with local zoning and building regulations, and the absence of any undisclosed defects or encumbrances.

Upon completion of the valuation process, we will provide you with a detailed report outlining our findings, analysis, and professional opinion of the property's market value. This report will be accompanied by supporting documentation and comparables used in the valuation process.

Should you have any specific requirements or additional information that may assist us in conducting a more accurate and comprehensive valuation, please do not hesitate to provide them to us.

We appreciate your trust in our services and look forward to delivering a thorough and reliable valuation report to assist you in your decision-making process.

Best regards,  
[Your Name]  
[Company Name]

## Additional Information

Property ID: 9ef41771-f071-4146-9798-b2da617e8e92

Roll Number: 22931

## Sales Strategy

Recommended Sales Method: negotiation

Target Market: investors