



**DUTIES VALUATION
 COUNTRY LAND**

Office Use Only	
Bundle ID	_____
Assessor	_____
Telephone	_____

Lodging Party:

Transfer from: _____ Transaction / /

Transfer to: _____ Consideration: _____

Percentage of interest being transferred: %

Description of Land

Land District _____ Shire of _____

Location/Lots: _____ Total Area: _____ ha

Plans/Diagrams: _____ Direction from Town: _____

Nearest Town: _____ Distance: _____ km

Certificate of Title

Volume: _____ Folio: _____ Area of Land: _____

1. Clearing (in hectares)

Fully cleared	_____ ha	Heavy soil	_____ ha	Medium soil	_____ ha	Light soil	_____ ha
Part cleared	_____ ha	Heavy soil	_____ ha	Medium soil	_____ ha	Light soil	_____ ha
Uncleared	_____ ha	Arable	_____ ha	Unarable	_____ ha	Salt/Waste	_____ ha

2. Pasture

_____ ha Good _____ ha Fair _____ ha Poor

3. Fertiliser History

_____ ha Good _____ ha Fair _____ ha Poor

4. Water Supply (please mark answer)

Number of Effective Water Points: _____ Government Water Supply: Yes No

Comment on Water Supply: _____

5. Fencing

_____ Km Good _____ Km Fair _____ Km Poor _____ No. Paddocks

6. Carrying Capacity

_____ Developed Land _____ Sheep/ha _____ Cattle/ha _____ No. Paddocks _____ DSE

7. Buildings

	Age	Size	Condition	Added Value \$
House (No. room)				
Machinery Shed				
Shearing Shed (No. stands)				
Other Sheds				
Sheep/Cattle Yards				
Silos				
Other (specify)				
Other				
Total Value of Buildings				

8. Services (please mark answer)

Electricity: Yes No School Bus: Yes No Phone: Yes No

9. Other Improvements

Orchard: _____ ha of _____
 Irrigation: _____ ha flood _____ ha sprinkler _____ ha trickle
 Other: _____

VALUATION (Based on sales of similar land in the District)

Developed	_____ ha at _____	_____ per ha	Excluding buildings and other improvements shown elsewhere	\$ _____
Part Developed	_____ ha at _____	_____ per ha		\$ _____
Undeveloped	_____ ha at _____	_____ per ha		\$ _____
Wasteland	_____ ha at _____	_____ per ha		\$ _____
Buildings (as per item 7)				\$ _____
Other improvements (as per item 9)				\$ _____
Total Fair Market Value as at Date of Transaction				\$ _____

Crops: _____ ha of _____ at \$ _____ per ha
 Fallow: _____ ha of _____ at \$ _____ per ha

Remarks regarding class of land and any special features:

 Signature: _____ Date: ____ / ____ / ____

