## Duties Valuation

**Country Land**

**Lodging Party:**

Transfer from: ___________________________  
Transfer to: ___________________________

Transaction date: ___ / ___ / _____  
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
- Part cleared _________ ha Heavy soil _________ ha Medium soil _________ ha Light soil
- Uncleared _________ ha Arable _________ ha Unarable _________ ha Salt/Waste

#### 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

<table>
<thead>
<tr>
<th>Description</th>
<th>Age</th>
<th>Size</th>
<th>Condition</th>
<th>Added Value $</th>
</tr>
</thead>
<tbody>
<tr>
<td>House (No. room)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Machinery Shed</td>
<td></td>
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<tr>
<td>Shearing Shed (No. stands)</td>
<td></td>
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<tr>
<td>Other Sheds</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sheep/Cattle Yards</td>
<td></td>
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<tr>
<td>Silos</td>
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<tr>
<td>Other (specify)</td>
<td></td>
<td></td>
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<tr>
<td>Other</td>
<td></td>
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</tr>
</tbody>
</table>

**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)

<table>
<thead>
<tr>
<th>Type</th>
<th>ha at</th>
<th>per ha</th>
<th>Excluding buildings and other improvements shown elsewhere</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developed</td>
<td></td>
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</tr>
<tr>
<td>Part Developed</td>
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</tr>
<tr>
<td>Undeveloped</td>
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<tr>
<td>Wasteland</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Buildings (as per item 7)</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Other improvements (as per item 9)</td>
<td></td>
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</tr>
</tbody>
</table>

**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: / /
Recommended Value: $   Contact Number: (   )
Valuer for Valuation Services:  Date:   /   /
Duty Assessed on:  

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