

Office of the New South Wales Valuer General MEDIA RELEASE



Region: Berrigan Local Government Area

Date: 11 January 2011

Land Values Issued For Berrigan

Land valuation notices are being issued for about 4,982 properties in the Berrigan Local Government Area (LGA), Valuer General Philip Western said today.

“The total land value of the Berrigan LGA as at 1 July 2010 was about \$513 million,” Mr Western said.

“Real estate analysis in the Berrigan LGA has been extensive during the course of the valuation program with 37 residential, 6 commercial, 3 industrial and 31 rural sales analysed.

“Land values have generally remained steady, with the exception of rural land adjoining the Murray River, which has seen some growth.

“Typical residential land values were 1,012 square metres at Davis Street, Berrigan valued at \$22,400; 890 square metres at Burke Street, Finley valued at \$21,300; 1,012 square metres at Adams Street, Tocumwal valued at \$75,000 and 1,006 square metres at Arramagong Street, Barooga valued at \$72,200.

“Typical commercial land values were 433 square metres at Murray Street, Finley valued at \$24,400; 759 square metres at Chanter Street, Berrigan valued at \$19,300 and 708 square metres at Deniliquin Street, Tocumwal valued at \$119,000.

“A typical industrial land value was 4,261 square metres at Harley Street, Finley valued at \$28,800.

“Typical rural land values were 200 hectares at Fullers Road, Finley valued at \$221,000; 125 hectares at Berrigan Road, Barooga valued at \$215,000 and 194 hectares at Daltons Road, Barooga valued at \$349,000.

“Typical rural residential land values were 1.5 hectares at Murray Street, Tocumwal valued at \$134,000 and 2 hectares at Tocumwal Road, Barooga valued at \$153,000.

“A typical hobby farm land value was 113.3 hectares at Bullatale Road, Tocumwal valued at \$300,000.

“The valuations are dated at 1 July 2010 and are based on relevant land and property sales data.

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“The 2010 land valuations are one of the factors that council will use to determine landowner rates.

“Landowners will receive a leaflet with their valuation notice that explains the valuation process.

“People who have a query about their valuation are encouraged to call our toll free number (1800 110 038).”

More information on land valuation and a land value search service can be found on the Land and Property Management Authority’s website at www.lpma.nsw.gov.au/valuation.

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