Valuer General

Land value search

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         NEW SOUTH WALES VALUER GENERAL - LAND VALUE SEARCH
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PROPERTY NO:                 1075186

LGA:                         SHOALHAVEN

ADDRESS OF PROPERTY:         24 JUNCTION ST,
                             NOWRA NSW 2541

DESCRIPTION OF LAND:         141/1075898

PROPERTY AREA:               670.2 SQUARE METRES

PROPERTY DIMENSIONS:         16.765 X 40.21

VALUING YEAR:                01/07/2025   DATE VALUATION WAS MADE:  28/08/2025

ZONING USED FOR VALUATION:   LOW DENSITY RESIDENTIAL

LAND VALUE AUTHORITY:        14A(1) - ANNUAL REVALUATION

GROSS LAND VALUE:            $465,000

DIVISION 3 AND 4 ALLOWANCES: NOT APPLICABLE

NET LAND VALUE:              $465,000

LAND VALUE BASIS:            6A(1) - THE LAND VALUE IS THE FREEHOLD VALUE OF
                             THE LAND EXCLUDING ANY STRUCTURAL IMPROVEMENTS

OTHER ALLOWANCES/CONCESSIONS: NOT APPLICABLE

THE CURRENT LAND VALUE FOR RATING PURPOSES IN THE LOCAL GOVERNMENT AREA
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OF SHOALHAVEN IS THE VALUE AT 1 JULY 2022. THE VALUE AT 1 JULY 2025
WILL BE USED FOR RATING PURPOSES FROM 1 JULY 2026.

PRODUCED: 10 FEBRUARY 2026 11:49:12       PROPERTY STATUS AT THIS DATE: CURRENT

THIS LAND VALUE SEARCH DOES NOT CONVEY A RIGHT OF OBJECTION TO THE LAND VALUE.

THE VALUES SHOWN ARE CURRENT FOR THE VALUING YEAR AS AT TODAY'S DATE.
THE VALUER GENERAL CONDUCTS ONGOING REVIEWS OF LAND VALUES
AND THEREFORE THE VALUES SHOWN MAY CHANGE.

THE LAND VALUE RECORDED ON THIS LAND VALUE SEARCH HAS BEEN DETERMINED
UNDER THE VALUATION OF LAND ACT 1916 (AND THE HERITAGE ACT 1977, WHERE
APPLICABLE) FOR RATING AND TAXING PURPOSES. LAND VALUES HAVE REGARD TO
THE REQUIREMENTS OF RATING AND TAXING LEGISLATION AND SHOULD NOT BE USED
FOR ANY OTHER PURPOSE WITHOUT THE SPECIFIC AGREEMENT OF THE VALUER GENERAL.

                   ***  END OF SEARCH  ***
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Councils use the Valuer General's land values in setting their rates. Land values
are issued to councils for rating at least every three years.

Properties that are subject to Land Tax are generally taxed based on the average
of the last three years' land valuation.

New Search   Print

Any questions?   If you have any questions, please submit an enquiry or call us on
1800 110 038 or +61 2 6332 8188.

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