

PROPERTY INFORMATION PACK



1/16 Rice Crescent Papakura 2010



Eileen Becker

Licensed Salesperson (REAA 2008)

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PROPERTY PACK INDEX



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FOR SALE



Beautiful! Perfect Family Home

Featuring a beautifully presented three bedroom family home, Ultra state of the art kitchen with cupboards galore. An open plan kitchen, dining, and lounge with heat pump for the hot sunny days or the cold winter nights. Generous size bedrooms. Luxurious carpet in the spacious lounge and all the bedrooms.

A beautifully tiled bathroom with vanity, separate bath with shower. The vanity with two spacious draws perfect for all sundry items to be neatly stored away. Separate spacious laundry.

Entertain your family and friends over a glass of your favorite chilled beverage within the confines of your paved back yard. Add the family BBQ with an outdoor lounge setting and your family and friends will not want to go home.

Single car garaging, with ample room for a workbench. Handy to shops, bus stops, and Papakura train station. Only minutes drive to the motorway.

Make no mistake - homes of this caliber, in this prestige location, are always in demand and prospective purchasers are advised to proceed with genuine urgency.

3  1  1 

For Sale: \$639,000.00

Inspection: Contact Eileen for appointment anytime

View online : www.1-16ricecr.co.nz

Floor Area: 100 m²

Land Area: 1/2 of 790 m²

Eileen Becker

Top Sales Consultant

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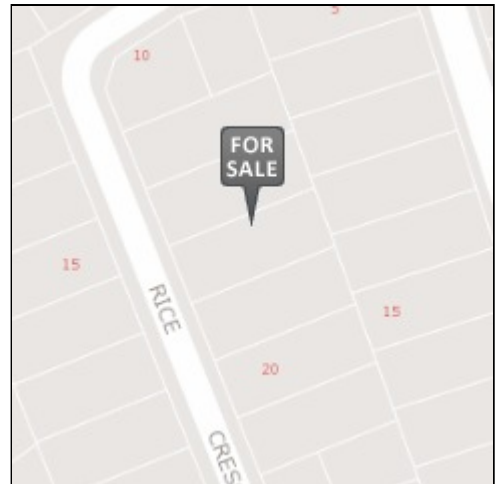


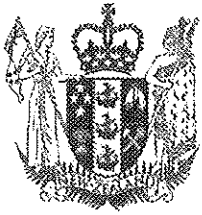
1/16 RICE CRESCENT PAPA KURA

Last Official Sale Price:	\$595,000
Last Official Sale Date:	28-Nov-2016
Last Official Sale Type:	Whole. One property involved
Sale Tenure:	Freehold
Purchase Relationship:	Non-market Level - Non Bonafide
Net Sale Price:	\$587,000
Chattels:	\$8,000
<hr/>	
Rating Valuations:	\$480,000
Land Value:	\$260,000
Improvements Value:	\$220,000
Valuation Date:	01-Jul-2017
Valuation Address:	1/16 RICE CRESCENT PAPA KURA
Valuation Reference:	35020/63800A
Legal Description:	FLAT 1 DP 129321 ON LOT 90 DP 48737-HAVING 1/2 INT IN 790 M2
TA Name:	Auckland
Tenure:	Not Applicable or Extension
Floor Area:	100 m ²
Land Area:	n/a
Bedrooms:	3
Building Age:	1960 - 1969
Category:	Residential, Dwelling, average (RD)
Wall Material:	Brick / AVERAGE
Roof Material:	Steel / G-Iron / AVERAGE
Contour:	
Deck:	
Parking Freestanding:	1 car
Parking Main Roof:	0
Land Use:	Single Unit excluding Bach
Zoning:	Residential (9B)
<hr/>	
Owners:	Witehira Property Enterprise Limited
Certificate Of Title:	NA75D/525 (Cross Lease)
<hr/>	
Comments:	Add comment
<hr/>	

Withdrawn

Advertised Date: 05-Mar-20





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA75D/525
Land Registration District North Auckland
Date Issued 07 July 1989

Prior References

NA42C/230

Estate Fee Simple - 1/2 share
Area 789 square metres more or less
Legal Description Lot 90 Deposited Plan 48737

Registered Owners

Witehira Property Enterprise Limited

Estate	Leasehold	Instrument	L C013892.4
		Term	999 years commencing on the 1st January 1989

Legal Description Flat 1 Deposited Plan 129321

Registered Owners

Witehira Property Enterprise Limited

Interests

Subject to Section 59 Land Act 1948 (Affects Fee Simple)

K77337 Building Line Restriction (Affects Fee Simple)

C013892.4 Lease of Flat 1 DP 129321 Term 999 years commencing on the 1st January 1989 Composite CT NA75D/525 issued - 7.7.1989 at 2.37 pm (Affects Fee Simple)

Land Covenant in Lease C013892.4 - 7.7.1989 at 2.37 pm (Affects Fee Simple)

C013892.8 Lease of Flat 2 Composite CT NA76D/517 issued - 7.7.1989 at 2.37 pm (Affects Fee Simple)

Land Covenant in Lease C013892.8 - 7.7.1989 at 2.37 pm (Affects Fee Simple)

[Home](#) > [Property rates and valuations](#) > 1/16 Rice Crescent

1/16 Rice Crescent

Papakura, 2110

Record of title

NA75D/525

Legal description

Lot 90 DP 48737, Flat 1 DP 129321

Property valuations

Latest property values (to be used for 2020/2021 rates)

Capital Value (CV)

\$480,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$260,000

Value of improvements

\$220,000

Valuation number

35020-00000063800-A

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2019/2020 rates)

Capital Value (CV)

\$480,000

Your current property rates payments are based on this valuation.

Land value

\$260,000

Value of improvements

Property rates

Rates this year 2019/2020

\$1,565.94 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12343505769

Detailed rates breakdown

Type of rate	Calculation	Total rate
General Rate - Urban Residential	Capital Value \$480,000 x 0.00188045	\$902.62
Natural Environment Targeted Rate - Non Business	Capital Value \$480,000 x 0.00004326	\$20.76
Uniform Annual General Charge	Number of separate parts 1 x \$424.00	\$424.00
Waste Management - Base Service	Number of separate parts 1 x \$121.06	\$121.06
Waste Management - Food Scraps Service	Number of separate parts 1 x \$68.34	\$68.34
Water Quality Targeted Rate - Non Business	Capital Value \$480,000 x 0.00006076	\$29.16
Total rates assessed for 2019/2020 (including GST)		\$1,565.94

Property information

Land area

0m²

Land use

Single units, excluding bach

Description of improvements

DWG OBS OI

[View in GeoMaps](#)

Local board

Papakura

Property Category

RD196B

[Refer to Appendix F of Rating Valuation Rules 2008](#) 

Click [here](#)  for the PDF

Total floor area

100m²

Building site coverage

100m²

Property zone

Residential - Mixed Housing Suburban Zone

Number of bedrooms

3

Off-street parking

1

Garage freestanding

1

[Search for another property.](#)

Garage under main floor

Related topics

Order a property report

[Choose from LIMs, property files, a building or resource consent report, or information on contaminated land.](#)

Ways to pay your property rates

[Read about the different ways to pay your property rates.](#)

Property Guru

By  CoreLogic®

Street Address: 1/16 Rice Crescent, Papakura, Papakura

Zoned Schools for this Property

Primary / Intermediate Schools

COSGROVE SCHOOL	0.3 km
KELVIN ROAD SCHOOL	0.8 km

Secondary Schools

No results found

Early Childhood Education

ABC Developmental Learning Centre - Papakura

7 Winiata Terrace
Papakura Central
Auckland
Ph. 09-2965420

Distance:	0.3 km
20 Hours Free:	Yes
Type:	Education & Care Service
Authority:	Privately Owned

Kiwitoa Te Kohanga Reo

6 R Liddy Place
Papakura
Ph. 09-2960911

Distance:	0.8 km
20 Hours Free:	Yes
Type:	Te Kohanga Reo
Authority:	Community Based

Papakura Early Learning Centre

14 Maurice Street
Papakura
Ph. 09-2996610

Distance:	0.8 km
20 Hours Free:	No
Type:	Education & Care Service
Authority:	Community Based

Settlement Road Kindergarten

104 Settlement Road
Papakura
Ph. 09-2986637

Distance:	1.1 km
20 Hours Free:	Yes
Type:	Free Kindergarten
Authority:	Community Based

Tu Manu Ae Le Tulogologo

Fetu Pupula Place
Papakura
Ph. 09-2981775

Distance:	1.0 km
20 Hours Free:	Yes
Type:	Education & Care Service
Authority:	Community Based

Primary / Intermediate Schools

COSGROVE SCHOOL

10 Cosgrave Road
Papakura
Ph. 09 298 8365

Distance:	0.3 km
Decile:	1
Age Range:	Contributing
Authority:	State
Gender:	Co-Educational
School Roll:	505
Zoning:	In Zone

Property Guru

By  CoreLogic®

EDMUND HILLARY SCHOOL

Hunua Road
Papakura
Auckland
Ph. 09 298 9132

Distance: 1.3 km
Decile: 1
Age Range: Full Primary
Authority: State
Gender: Co-Educational
School Roll: 149
Zoning: No Zone

KELVIN ROAD SCHOOL

Kelvin Road
Papakura
Ph. 09 298 8417

Distance: 0.8 km
Decile: 1
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 430
Zoning: In Zone

Kauri Flats School

181 Walters Road
Takanini
Auckland
Ph.

Distance: 1.6 km
Decile:
Age Range: Full Primary
Authority: State: Not integrated
Gender: Co-Educational
School Roll:
Zoning: Out of Zone

MANSELL SENIOR SCHOOL

Settlement Road
Papakura
Auckland
Ph. 09 298 8737

Distance: 1.3 km
Decile: 1
Age Range: Intermediate
Authority: State
Gender: Co-Educational
School Roll: 254
Zoning: No Zone

Secondary Schools

DRURY CHRISTIAN SCHOOL

13 Sutton Road
Drury
Auckland
Ph. 09 294 7332

Distance: 4.6 km
Decile:
Age Range: Composite
Authority: Private
Gender: Co-Educational
School Roll: 19
Zoning: No Zone

PAPAKURA HIGH SCHOOL

Willis Road
Papakura
Auckland
Ph. 09 296 4400

Distance: 1.2 km
Decile: 1
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 1200
Zoning: No Zone

Property Guru

By  CoreLogic

ROSEHILL COLLEGE

5 Edinburgh Avenue
Papakura
Ph. 09 295 0661

Distance: 3.1 km
Decile: 5
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 1749
Zoning: Out of Zone

Tertiary

4711 Training Centre Limited

33 Rice Cres
Ph. 09 298 9454

Distance: 0.1 km
Tertiary type: Private Training Estab

Hamilton Skills Centre Te Whare Arapuna

Hillsborough Terrace
Ph. 07 839 5917

Distance: 1.8 km
Tertiary type: Private Training Estab

Kiwi Superscope Training Institute

2, 70 Wood Street
Ph. 09 299 1135

Distance: 1.7 km
Tertiary type: Private Training Estab

Langrip Training Centre Limited

53 O'Shannessy Street
Ph. 09 298 2337

Distance: 1.7 km
Tertiary type: Private Training Estab

Leader Training Institute

128 Great South Road
Ph. 09 298 2147

Distance: 1.8 km
Tertiary type: Private Training Estab

Explanation of Terms

Full Primary - Years 1 - 8

Contributing - Years 1 - 6

Intermediate - Years 7 - 8

Composite - Years 1 - 15

Restricted Composite - Years 7 - 10

Kura Teina Composite - Maori Schools from years 1 - 15

Kura Teina Primary - Maori Schools from years 1 - 8

Decile Rating - A school's decile indicates the extent to which the school draws its students from low socio-economic communities. Decile 1 schools are the 10% of schools with the highest proportion of students from low socio-economic communities, whereas decile 10 schools are the 10% of schools with the lowest proportion of these students. A school's decile does not indicate the overall socio-economic mix of the school.

Distance - The distance calculated is the point to point distance, walking and driving distances will normally be further.

20 Hours Free - If yes, this Early Childhood Centre offers 20 hours free childhood education. From 1 July 2007, three and four-year-olds enrolled in a teacher-led ECE service and some kohanga reo qualify for up to 20 hours of free early childhood education (ECE).

Property Guru



Street Address: 1/16 Rice Crescent, Papakura, Papakura
Area: Papakura East , Papakura

Latest Quarter

01 January 2020 to 31 March 2020

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
House	3	13	\$512	\$480 - \$548	\$520
House	4	9	\$549	\$536 - \$572	\$560

Last 12 months

01 April 2019 to 31 March 2020

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
Flat	2	5	\$425	\$377 - \$451	\$400
House	2	13	\$375	\$353 - \$452	\$420
House	3	79	\$508	\$480 - \$530	\$510
House	4	27	\$572	\$540 - \$600	\$560
House	5+	6	\$616	\$580 - \$650	\$630

Explanation of Terms

Bonds Received - The number of bonds received by the Department of Building and Housing that had complete information about weekly rent, house type, number of bedrooms and the correct property address.

Average Rent - The most typical weekly rent, calculated by adding up the weekly rents for all bonds and dividing this by the total number of bonds.

Rent Range - Lower quartile to upper quartile.

Lower quartile - The weekly rent at 25% of all market rents when all are placed in order of value.

Upper quartile - The weekly rent at 75% of all market rents when all are placed in order of value.

Median - The middle value when all of the weekly rents are placed in order of value. The median is a better indicator of rents in the middle of the range than the average rent figure, as the average can be influenced by one or two rentals that are extremely high or low.

Currency of Data

CoreLogic Address Data: 12 June 2020



REINZ PROPERTY EXPORT

Subject to the REINZ Authorised User Agreement

Generated: 17 Jun 2020
Generated By: Eileen Becker

This table was created with the following query: The locations Papakura; Date Range: January 2020 to May 2020; Categories: Residence, Residential Section, Lifestyle Blocks, Unit, Apartment, Townhouse, Home and Income, Residential Investment Block, Residential - Other, Rural - Other, Horticulture, Dairy, Dairy Support, Arable, Forestry, Livestock, Livestock - Finishing, Livestock - Grazing, Livestock - High Country, Livestock - Special; Bedrooms: 3 - 3; Bathroom: 1 - 1; and Floor Area: 80 - 100 m2

Address	Suburb	Sale Price	Sale Date	List Price	List Date	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	BRMs	Floor m2	Land m2	Sale Tenure
2/37 Orion Street, Papakura	Papakura	\$525,000	15 Jan 2020	\$525,000	18 Oct 2019	05 Dec 2019	48	Residence	P - Private Treaty(Neg.)	\$460,000	3	90	0	Crosslease
1/18 Sheehan Avenue, Papakura	Papakura	\$470,000	24 Jan 2020		18 Nov 2019	15 Jan 2020	58	Residence	P - Private Treaty(Neg.)	\$460,000	3	90	0	Crosslease
44 A Kelvin Road, Papakura	Papakura	\$645,000	12 Feb 2020		11 Nov 2019		63	Residence	P - Private Treaty(Neg.)	\$580,000	3	100	1055	Freehold
44 Kelvin Road, Papakura	Papakura	\$620,000	14 Feb 2020			29 May 2020		Residence	P - Private Treaty(Neg.)	\$540,000	3	100	728	Freehold
2/110 Porchester Road, Papakura	Papakura	\$560,000	10 Mar 2020		07 Feb 2020	13 May 2020	32	Townhouse	A - Auction	\$530,000	3	88	0	Crosslease
1/39 Youngs Road, Papakura	Papakura	\$751,000	13 Mar 2020		28 Feb 2020	08 Mar 2020	14	Residence	P - Private Treaty(Neg.)		3	94	0	Crosslease
1/10 Don Street, Papakura	Papakura	\$565,000	20 Mar 2020		31 Oct 2019	23 Feb 2020	115	Residence	P - Private Treaty(Neg.)	\$460,000	3	97	0	Crosslease
1/16 Rice Crescent, Papakura	Papakura	\$503,500	22 Mar 2020		27 Feb 2016	23 Mar 2020	1485	Residence	P - Private Treaty(Neg.)		3	100	0	Freehold
1/160 Porchester Road, Papakura	Papakura	\$592,000	24 Mar 2020		21 Feb 2020	24 Feb 2020	3	Residence	P - Private Treaty(Neg.)		3	100	883	Freehold
4/16 View Road, Papakura	Papakura	\$560,000	30 Apr 2020	\$579,000	28 Jan 2020	17 Mar 2020	49	Residence	P - Private Treaty(Neg.)	\$560,000	3	90	0	Crosslease

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*images sourced from realestate.co.nz