



firstnational
REAL ESTATE

We put you first



37 Ranfurly Street Dargaville

2 1 4

Privacy, Space, and a Great Location

This 1950s family home on a generous 1014 sqm section offers privacy, security, and room to grow. The open-plan living area with polished wooden floors flows to a large deck, perfect for outdoor gatherings. Upstairs, two carpeted bedrooms with built-in wardrobes and a modern bathroom provide comfort. Downstairs, a spacious rumpus room with double-glazed windows, ranch slider, and an extra room lead to the backyard. The property also includes a large laundry and stand-alone garage/workshop. The fully fenced section features established gardens and trees, creating a peaceful, secure environment, with local schools just a short walk away. With some TLC, this home will shine.

Viewing by appointment call us today.

Price: \$475,000
Land Size: 1014 sqm
Internet ID: L32512777



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Michael & Linda Griffiths
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First National Roper & Jones
110 Victoria Street, Dargaville
0310

www.roperandjones.co.nz
Dargaville Realty Limited Licensed REAA 2008

0800 311 322

37 Ranfurly Street, Dargaville, Kaipara



| | | | |
|----------------------|---------------------------------|--------------|---------------------|
| Valref | 00950-19801 | Improvement | \$300,000 |
| Capital Value | \$520,000 | Land Value | \$220,000 |
| Floor Area | 150 m² | Land Area | 1,014 m² |
| Exterior | Wood (incl Weatherboard) (Good) | Roof | Steel/G-Iron (Good) |
| Bedrooms | 2 | Building Age | 1950-1959 |
| Bathrooms | 1 | Land Use | Residential |
| Car Spaces | 3 | | |
| Last Listed | 20 March 2019 | | |
| Last Sold | 10 October 2019 — \$365,000 | | |
| Category | RD195B | Zone | 9A |
| Residential Dwelling | | Residential | |

Legal Details

| Owners | Parcels | Titles | Plans |
|--------------------------------------------|-------------------------------------------|------------------------------------------------------------------|--------------------------|
| Alana Jade Sherman William John Sherman | 4732909 (Lot 3 DP 36778) | NA1069/12 (Freehold, Lot 3 Deposited Plan 36778) | DP 36778 |

Rateable Value

| Valref | Value | Address | Legal Description | Improvements | Last Update |
|-------------------------------------------------|---------------------------------------------------------|---------------------------------------------|-------------------|--------------|------------------|
| 00950-19801 Kaipara District | Capital \$520,000 Land \$220,000 | 37 Ranfurly Street Dargaville Kaipara | LOT 3 DP 36778 | DWG GGE OI | 1 September 2023 |

Disclaimer: RVL and REINZ do not warrant the accuracy or completeness of the information provided in this extract and does not accept liability for any losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this extract or the PropertySmarts service. Users are advised to seek independent advice, such as from a lawyer, surveyor, or other relevant professionals, to verify the accuracy of the information.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

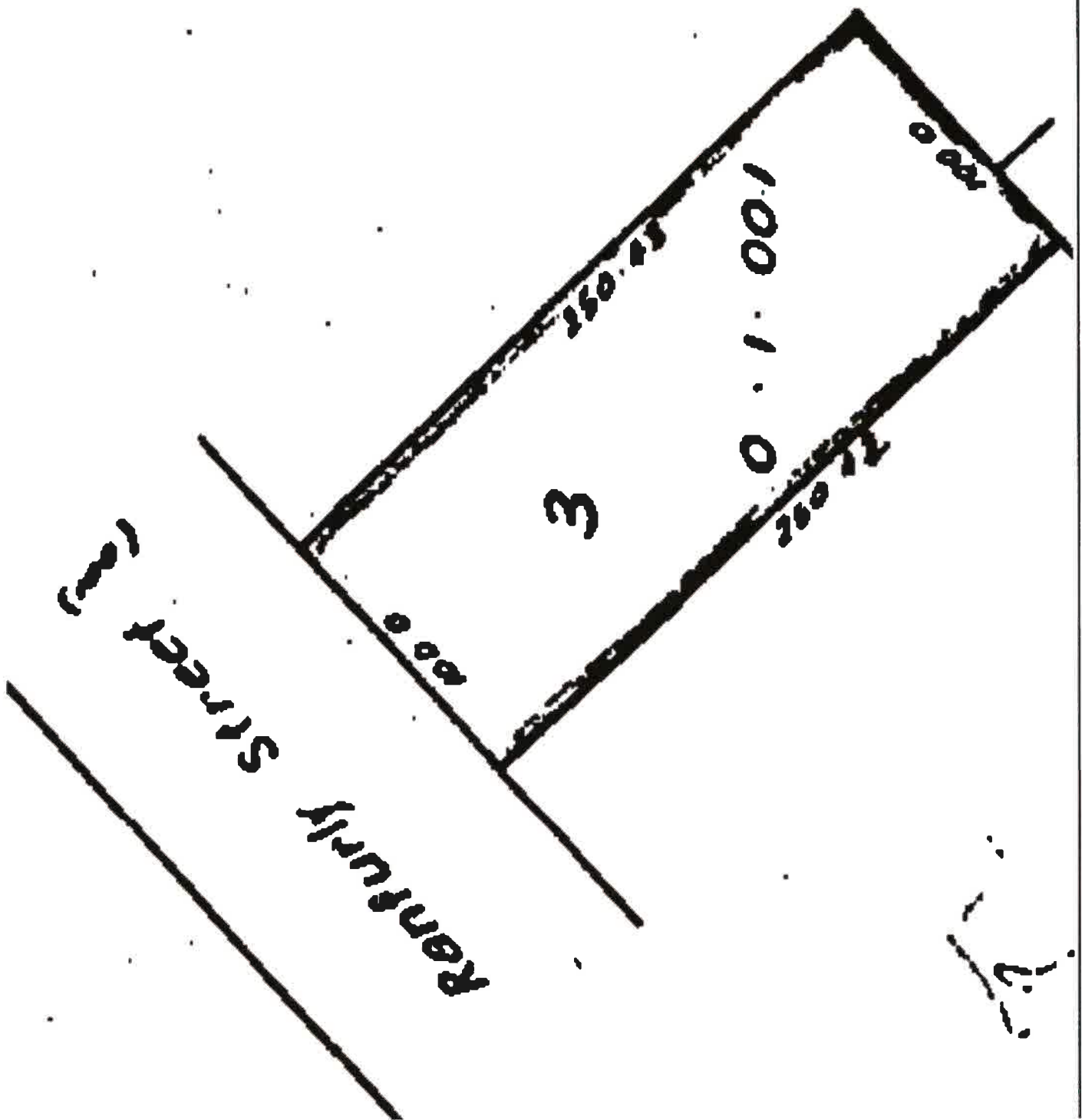
Identifier **NA1069/12**
Land Registration District **North Auckland**
Date Issued 31 March 1953

Prior References
NA249/29

Estate Fee Simple
Area 1014 square metres more or less
Legal Description Lot 3 Deposited Plan 36778

Registered Owners
William John Sherman and Alana Jade Sherman

Interests
11579135.3 Mortgage to Westpac New Zealand Limited - 25.11.2019 at 11:51 am



Property Details

| | |
|---------------------------------|--------------------------------|
| Current Rating Year (2024/2025) | |
| Valuation No. | 0095019801 |
| Location | 37 Ranfurly Street, Dargaville |
| Legal Description | LOT 3 DP 36778 |
| Certificate of Title | 1069/12 |
| Property Area (hectares) | 0.1014 |

Current Rating Valuation

| | |
|-------------------------------|----------------------------------|
| As valued at 1 September 2023 | |
| Land Value | \$220,000 |
| Improvements Value | \$300,000 |
| Capital Value | \$520,000 |
| Nature of Improvements | DWG GGE OI (/rates/improvements) |

Rates Information

| | |
|---------------------|-----------|
| Current Rating Year | 2024/2025 |
|---------------------|-----------|

Current Year Rates Instalments

| | |
|-----------------------|-------------------|
| Instalment 1. | \$930.40 |
| Instalment 2. | \$930.39 |
| Instalment 3. | \$930.40 |
| Instalment 4. | \$930.39 |
| Current Year's Rates | \$3,721.58 |
| Previous Year's Rates | \$3,156.29 |

Rates for Current Year 2024/2025

| Type | Description (Basis) | Factor | Rate | Estimated Amt |
|------|-----------------------------------|--------|--------|---------------|
| 002 | Uniform Annual General Charge (U) | 1.00 | 725.00 | \$725.00 |

| Type | Description (Basis) | Factor | Rate | Estimated Amt |
|------------------------|-------------------------------------------------------|------------|-----------|-------------------|
| 010 | Dargaville Stormwater (L) | 220,000.00 | 0.0012329 | \$271.24 |
| 203 | Dargaville Wastewater Connected (U) | 1.00 | 1362.83 | \$1,362.83 |
| 230 | General Rate Residential & Small Sized Lifestyle (L) | 220,000.00 | 0.0019051 | \$419.12 |
| 235 | CCTV Dargaville (U) | 1.00 | 7.70 | \$7.70 |
| 239 | Parks and Libraries Targeted Rate (U) | 1.00 | 372.77 | \$372.77 |
| 250 | NRC Targeted Council Services Rate (U) | 1.00 | 242.60 | \$242.60 |
| 253 | NRC Pest Management Rate (U) | 1.00 | 117.87 | \$117.87 |
| 254 | NRC Targeted Flood Infrastructure Rate (U) | 1.00 | 40.67 | \$40.67 |
| 255 | NRC Targeted Emergency and Hazard Management Rate (U) | 1.00 | 66.69 | \$66.69 |
| 256 | NRC Targeted Regional Rescue Services Rate (U) | 1.00 | 11.30 | \$11.30 |
| 257 | NRC Targeted Regional Sporting Facilities Rate (U) | 1.00 | 16.18 | \$16.18 |
| 259 | NRC Targeted Land and Freshwater Management Rate (L) | 220,000.00 | 0.0002829 | \$62.24 |
| 260 | NRC Targeted Regional Economic Development Rate (L) | 220,000.00 | 0.0000244 | \$5.37 |
| Estimated Total | | | | \$3,721.58 |

History

| Year | Land Value | Capital Value | Annual Rates |
|-----------|------------|---------------|--------------|
| 2023/2024 | \$131,000 | \$435,000 | \$3,156.29 |
| 2022/2023 | \$131,000 | \$435,000 | \$2,978.76 |
| 2021/2022 | \$131,000 | \$435,000 | \$2,812.32 |
| 2020/2021 | \$75,000 | \$340,000 | \$2,395.46 |
| 2019/2020 | \$75,000 | \$340,000 | \$2,425.36 |
| 2018/2019 | \$75,000 | \$340,000 | \$2,378.29 |
| 2017/2018 | \$56,000 | \$175,000 | \$2,227.69 |
| 2016/2017 | \$56,000 | \$175,000 | \$2,121.94 |
| 2015/2016 | \$56,000 | \$175,000 | \$2,043.26 |

| Year | Land Value | Capital Value | Annual Rates |
|-----------|------------|---------------|--------------|
| 2014/2015 | \$64,000 | \$180,000 | \$2,039.33 |