



MANDENI MUNICIPALITY SUPPLEMENTARY VALUATION ADVICE

***** VALUATION ROLL 2023 TO 2028 *****

SV 1001

Valuer: *J Jacobs*
Date: 31/10/2023

Town	Property	Extent	Category Change		Previous Category Value Change			New Category Value Change			Effective Date	Remarks
			Previous	New	Old Val	New Val	Change	Old Val	New Val	Change		
PADIANAGAR	462	327	MUN	RES	R 154 000	R 0	-R 154 000	R 0	R 154 000	R 154 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	468	518	MUN	RES	R 234 000	R 0	-R 234 000	R 0	R 234 000	R 234 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	476	478	MUN	RES	R 149 000	R 0	-R 149 000	R 0	R 149 000	R 149 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	479	436	MUN	RES	R 163 000	R 0	-R 163 000	R 0	R 163 000	R 163 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	480	370	MUN	RES	R 158 000	R 0	-R 158 000	R 0	R 158 000	R 158 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	499	564	MUN	RES	R 156 000	R 0	-R 156 000	R 0	R 156 000	R 156 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	505	366	MUN	RES	R 156 000	R 0	-R 156 000	R 0	R 156 000	R 156 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	506	396	MUN	RES	R 151 000	R 0	-R 151 000	R 0	R 151 000	R 151 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	516	351	MUN	RES	R 143 000	R 0	-R 143 000	R 0	R 143 000	R 143 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	529	385	MUN	RES	R 197 000	R 0	-R 197 000	R 0	R 197 000	R 197 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	530	265	MUN	RES	R 147 000	R 0	-R 147 000	R 0	R 147 000	R 147 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	534	760	MUN	RES	R 228 000	R 0	-R 228 000	R 0	R 228 000	R 228 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	542	580	MUN	RES	R 134 000	R 0	-R 134 000	R 0	R 134 000	R 134 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	543	879	MUN	RES	R 145 000	R 0	-R 145 000	R 0	R 145 000	R 145 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	548	445	MUN	RES	R 145 000	R 0	-R 145 000	R 0	R 145 000	R 145 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	549	415	MUN	RES	R 153 000	R 0	-R 153 000	R 0	R 153 000	R 153 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	550	423	MUN	RES	R 151 000	R 0	-R 151 000	R 0	R 151 000	R 151 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	553	858	MUN	RES	R 138 000	R 0	-R 138 000	R 0	R 138 000	R 138 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	554	691	MUN	RES	R 204 000	R 0	-R 204 000	R 0	R 204 000	R 204 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	563	782	MUN	RES	R 149 000	R 0	-R 149 000	R 0	R 149 000	R 149 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	565	1241	MUN	RES	R 203 000	R 0	-R 203 000	R 0	R 203 000	R 203 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	566	1092	MUN	RES	R 153 000	R 0	-R 153 000	R 0	R 153 000	R 153 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	569	1370	MUN	RES	R 200 000	R 0	-R 200 000	R 0	R 200 000	R 200 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	585	424	MUN	RES	R 194 000	R 0	-R 194 000	R 0	R 194 000	R 194 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	587	463	MUN	RES	R 145 000	R 0	-R 145 000	R 0	R 145 000	R 145 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	594	989	MUN	RES	R 208 000	R 0	-R 208 000	R 0	R 208 000	R 208 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	596	1049	MUN	RES	R 220 000	R 0	-R 220 000	R 0	R 220 000	R 220 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	600	441	MUN	RES	R 147 000	R 0	-R 147 000	R 0	R 147 000	R 147 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	798	404	MUN	RES	R 165 000	R 0	-R 165 000	R 0	R 165 000	R 165 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	812	395	MUN	RES	R 179 000	R 0	-R 179 000	R 0	R 179 000	R 179 000	31/07/2023	Sec 78.1.g. Category corrected
PADIANAGAR	832	606	MUN	RES	R 187 000	R 0	-R 187 000	R 0	R 187 000	R 187 000	31/07/2023	Sec 78.1.g. Category corrected



MANDENI MUNICIPALITY
SUPPLEMENTARY VALUATION SUMMARY
 ***** VALUATION ROLL 2020 TO 2020 *****

SV 1001

MPRA Category	Old Value	Change	New Value	Category Description
AGA	R 1 665 027 600	R 0	R 1 665 027 600	Agriculture properties used for agricultural purposes
AGB	R 0	R 0	R 0	Agricultural properties used for other business and commercial purposes
ASA	R 0	R 0	R 0	Smallholding used for agricultural /residential purposes
ASB	R 0	R 0	R 0	Smallholdings used for business/commercial/industrial purposes
BUR	R 0	R 0	R 0	Business and Commercial properties (with residential usage)
BUS	R 392 348 200	R 0	R 392 348 200	Business and Commercial properties
IND	R 1 078 507 600	R 0	R 1 078 507 600	Industrial properties
INF	R 0	R 0	R 0	Informal settlements
INR	R 0	R 0	R 0	Industrial properties (with residential usage)
LR	R 0	R 0	R 0	Land reform properties
MIN	R 11 682 000	R 0	R 11 682 000	Mining Properties
MUN	R 204 639 000	-R 5 256 000	R 199 383 000	Municipal properties
PBO	R 63 265 000	R 0	R 63 265 000	Public Benefits Organisation
PSI	R 184 569 200	R 0	R 184 569 200	Public Service Infrastructure
PVT	R 0	R 0	R 0	Privately owned town serviced by the owner
RES	R 1 742 924 200	R 5 256 000	R 1 748 180 200	Residential Properties
PSP	R 662 895 000	R 0	R 662 895 000	Public Service Properties
STP	R 0	R 0	R 0	State owned properties
STT	R 0	R 0	R 0	State trust land
VL	R 77 268 000	R 0	R 77 268 000	Vacant land (other than residential)
VP	R 0	R 0	R 0	Vacant Property
WOC	R 0	R 0	R 0	Worship
WOR	R 31 875 000	R 0	R 31 875 000	Worship
PBP	R 0	R 0	R 0	Public Benefit Organisation Property
CEM	R 0	R 0	R 0	Cemetery (Private)
RBB	R 0	R 0	R 0	Residentially Based Business Properties
	R 6 115 000 800		R 6 115 000 800	