MG-A01 — valuation

Fictional educational document. This independent document is newly authored for MoreGage teaching. It is not an official council LIM, LINZ title, registered valuation, building inspection, insurance decision, or lender approval.

Property: 14 Kauri Rise, Harbourview

Legal description: Lot 12 DP 900101

Evidence date: 2026-08-27

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5. Residential valuation — synthetic mortgage-security version

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Instruction: Illustrative mortgage-security valuation as at 27 August 2026.

Measure	Amount	Meaning
Council rating value	$940,000	Council valuation datum; not automatically current market value
Illustrative market value	$965,000	Fictional valuer opinion subject to stated assumptions
Rebuild sum insured	$610,000	Insurance reconstruction basis; excludes land value

Method: market value for mortgage security; comparable suburban sales with adjustments for condition and section size.

Assumptions and qualifications

- Title, consent, hazard, condition, and insurance information must be checked against the companion documents.
- Three fictional comparable sales and their dates should be added to the final valuation appendix.
- The valuation is not a promise of sale price, lending approval, future uplift, or insurance availability.
- Any conditional valuation conclusion must be resolved before relying on the property as loan security.

Teaching question: Why are rating value, market value, and rebuild cost different numbers?

FICTIONAL EDUCATIONAL DOCUMENT — NOT AN OFFICIAL RECORD

Independent-review boundary. Review this document alongside the other property evidence and obtain appropriate professional advice. It must not be read as an official record or approval.