

# Title Details Report

Prepared on 31 March 2026

31 Todd Avenue, Bishopdale,  
Christchurch, 8051



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2



2



607m<sup>2</sup>

## Property Details

<b>Category</b>	RESIDENTIAL	<b>Capital Value</b>	\$730,000
<b>Floor Area</b>	104m <sup>2</sup>	<b>Land Value</b>	\$470,000
<b>Territorial Authority</b>	Christchurch City	<b>Improvement Value</b>	\$260,000
<b>Year Built</b>	1960	<b>Valuation Date</b>	01-08-2025
<b>Land Use primary</b>	Single Unit excluding Bach	<b>Zone</b>	Residential Zone A
<b>Wall Material</b>	Concrete	<b>Property Type</b>	Residential: Dwelling
<b>Roof Material</b>	Steel/G-Iron	<b>Maori Land</b>	Not Maori Land
<b>Units</b>	1		



## Certificate of Title Detail

<b>Title Reference</b>	CB3C/312	<b>Date Issued</b>	1963-11-08	<b>Type</b>	Freehold
<b>Prior Title</b>	CB1C/915				

## Legal Descriptions

Lot 8 Deposited Plan 22988					
<b>Estate Type</b>	Fee Simple	<b>Area</b>	607m <sup>2</sup>	<b>Share</b>	1/1

## Current Owners

Victoria Kate Stuart
Ellen Rose Williamson

## Interests

Date	Reference	Document Type	Registrant
2023-03-31	12685276.3	Mortgage	Bank of New Zealand
1964-08-04	631247	Transfer	-
1870-01-01	612539	Building Line Restriction	-

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