



RAY NKONYENI MUNICIPALITY

# General Valuation Roll 2023

EFFECTIVE DATE OF VALUATION ROLL: 01 JULY 2023

DATE OF VALUATION: 01 JULY 2022

FULL TITLE TOWN PROPERTIES

12 - UMTENTWENI

Category of Property

<b>Rating Category</b>
<i>Description</i>
Agricultural
Business and Commercial
Industrial
Mining
Multiple Purpose
Municipal
Protected Areas
Public Benefit Organization
Public Service Infrastructure
Public Service Purposes
Residential
Vacant Land
Worship

\* Refer to Multi-Purpose Annexure of the Valuation Roll.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

PAGE NUMBER 1

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000000100000	REM of ERF 1 of UMTENTWENI	LINK ROAD 26	6,568	Vacant Land	R492,000	
N0ET0358000000100001	Portion 1 of ERF 1 of UMTENTWENI		6,550	Vacant Land	R0	
N0ET0358000000200000	ERF 2 of UMTENTWENI	MILLER ROAD 3	2,023	Residential	R1,276,000	
N0ET0358000000200001	Portion 1 of ERF 2 of UMTENTWENI	MILLER ROAD 3	3,309	Residential	R1,013,000	
N0ET0358000000300000	ERF 3 of UMTENTWENI	RUSSELL MELLICK ROAD 35	2,023	Residential	R1,070,000	
N0ET0358000000300002	Portion 2 of ERF 3 of UMTENTWENI	STAPLETON ROAD	2,239	Vacant Land	R275,000	
N0ET0358000000300003	Portion 3 of ERF 3 of UMTENTWENI	STAPLETON ROAD 14	4,207	Vacant Land	R400,000	
N0ET0358000000400000	ERF 4 of UMTENTWENI	STAPLETON ROAD 4	2,397	Vacant Land	R1,000	
N0ET0358000000400001	Portion 1 of ERF 4 of UMTENTWENI	STAPLETON ROAD 16	2,254	Residential	R958,000	
N0ET0358000000400002	Portion 2 of ERF 4 of UMTENTWENI	PITI PLACE 2	2,479	Residential	R1,216,000	
N0ET0358000000400003	Portion 3 of ERF 4 of UMTENTWENI	PITI PLACE 3	2,291	Residential	R1,269,000	
N0ET0358000000400004	Portion 4 of ERF 4 of UMTENTWENI	PITI PLACE 4	2,026	Residential	R1,248,000	
N0ET0358000000400005	Portion 5 of ERF 4 of UMTENTWENI	PITI PLACE 5	2,493	Vacant Land	R350,000	
N0ET0358000000400006	Portion 6 of ERF 4 of UMTENTWENI	PITI PLACE 6	2,251	Residential	R1,716,000	
N0ET0358000000400007	Portion 7 of ERF 4 of UMTENTWENI	STAPLETON ROAD 18	2,081	Residential	R1,044,000	
N0ET0358000000400010	Portion 10 of ERF 4 of UMTENTWENI	RUSSELL MELLICK ROAD 22	5,833	Residential	R1,590,000	
N0ET0358000000400011	Portion 11 of ERF 4 of UMTENTWENI	RUSSELL MELLICK ROAD .	2,001	Vacant Land	R350,000	
N0ET0358000000400012	Portion 12 of ERF 4 of UMTENTWENI	RUSSELL MELLICK ROAD .	2,001	Residential	R296,000	
N0ET0358000000500000	ERF 5 of UMTENTWENI	RUSSELL MELLICK ROAD 36	2,023	Residential	R1,161,000	
N0ET0358000000600000	ERF 6 of UMTENTWENI	RUSSELL MELLICK ROAD 34	1,772	Residential	R1,440,000	
N0ET0358000000700000	ERF 7 of UMTENTWENI	RUSSELL MELLICK ROAD 32	1,995	Residential	R1,481,000	
N0ET0358000000800000	ERF 8 of UMTENTWENI	RUSSELL MELLICK ROAD 30	1,701	Residential	R1,195,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

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**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000000900000	ERF 9 of UMTENTWENI	RUSSELL MELLICK ROAD 28	1,476	Residential	R1,349,000	
N0ET0358000001000000	ERF 10 of UMTENTWENI	RUSSELL MELLICK ROAD 26	1,318	Residential	R888,000	
N0ET0358000001100000	ERF 11 of UMTENTWENI	RUSSELL MELLICK ROAD 23	2,391	Residential	R1,206,000	
N0ET0358000001200000	ERF 12 of UMTENTWENI	RUSSELL MELLICK ROAD 21	2,160	Residential	R1,300,000	
N0ET0358000001300000	ERF 13 of UMTENTWENI	RUSSELL MELLICK ROAD 19	2,240	Residential	R1,004,000	
N0ET0358000001400000	ERF 14 of UMTENTWENI	RUSSELL MELLICK ROAD 17	1,289	Residential	R1,122,000	
N0ET0358000001500000	ERF 15 of UMTENTWENI	RUSSELL MELLICK ROAD 15	2,039	Residential	R1,089,000	
N0ET0358000001600000	ERF 16 of UMTENTWENI	RUSSELL MELLICK ROAD 13	1,871	Residential	R826,000	
N0ET0358000001700000	ERF 17 of UMTENTWENI	RUSSELL MELLICK ROAD 11	1,020	Residential	R1,141,000	
N0ET0358000001800000	ERF 18 of UMTENTWENI	RUSSELL MELLICK ROAD 9	2,231	Residential	R1,255,000	
N0ET0358000001900000	ERF 19 of UMTENTWENI	RUSSEL NELLICK RD 7	2,241	Residential	R1,247,000	
N0ET0358000002000000	ERF 20 of UMTENTWENI	RETHMAN DRIVE 5	1,340	Residential	R1,152,000	
N0ET0358000002100000	ERF 21 of UMTENTWENI	RUSSEL MELLIEK 3	2,258	Residential	R1,230,000	
N0ET0358000002200000	ERF 22 of UMTENTWENI	MILLER ROAD 2	2,309	Residential	R1,200,000	
N0ET0358000002300000	ERF 23 of UMTENTWENI	MILLER ROAD 4	2,197	Residential	R1,150,000	
N0ET0358000002400000	ERF 24 of UMTENTWENI	MILLER ROAD 6	2,432	Residential	R1,226,000	
N0ET0358000002700000	ERF 27 of UMTENTWENI	RUSSELL MELLICK ROAD 31	2,092	Residential	R1,002,000	
N0ET0358000003000000	ERF 30 of UMTENTWENI	ABINGDON ROAD 6	2,046	Residential	R1,230,000	
N0ET0358000003000001	Portion 1 of ERF 30 of UMTENTWENI	ABINGDON ROAD 6	1,991	Residential	R1,050,000	
N0ET0358000003100000	ERF 31 of UMTENTWENI	SUMMIT GROVE 2	2,025	Residential	R1,310,000	
N0ET0358000003200000	ERF 32 of UMTENTWENI	SUMMIT GROVE 4	2,025	Residential	R943,000	
N0ET0358000003300000	ERF 33 of UMTENTWENI	SUMMIT GROVE 6	2,025	Residential	R959,000	

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**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI

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Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000003400000	ERF 34 of UMTENTWENI	SUMMIT GROVE 8	2,031	Residential	R1,011,000	
N0ET0358000003500000	ERF 35 of UMTENTWENI	SUMMIT GROVE 7	2,025	Residential	R1,140,000	
N0ET0358000003800000	ERF 38 of UMTENTWENI	SUMMIT GROVE 1	2,109	Residential	R1,044,000	
N0ET0358000003900000	ERF 39 of UMTENTWENI	ABINGDON ROAD 12	2,389	Residential	R1,331,000	
N0ET0358000004000000	ERF 40 of UMTENTWENI	ABINGDON ROAD 14	19,106	Municipal	R588,000	
N0ET0358000004100000	ERF 41 of UMTENTWENI	ABINGDON ROAD 17	1,982	Residential	R1,116,000	
N0ET0358000004200000	ERF 42 of UMTENTWENI	ABINGDON ROAD 15	2,479	Residential	R1,237,000	
N0ET0358000004300000	ERF 43 of UMTENTWENI	ABINGDON ROAD 13-2	2,183	Residential	R1,142,000	
N0ET0358000004400000	ERF 44 of UMTENTWENI	CRAIN ROAD 4	2,036	Residential	R1,231,000	
N0ET0358000004500000	ERF 45 of UMTENTWENI	CRAIN ROAD 6	2,550	Residential	R1,321,000	
N0ET0358000004600000	ERF 46 of UMTENTWENI	CRAIN ROAD 8	2,481	Residential	R1,080,000	
N0ET0358000004700000	ERF 47 of UMTENTWENI	CRAIN ROAD 10	2,364	Residential	R1,750,000	
N0ET0358000005000000	ERF 50 of UMTENTWENI	CRAIN ROAD 16	2,654	Residential	R1,202,000	
N0ET0358000005100000	ERF 51 of UMTENTWENI	CRAIN ROAD 18	2,842	Residential	R1,290,000	
N0ET0358000005200000	ERF 52 of UMTENTWENI	RUSSELL MELLICK ROAD 18	2,448	Residential	R1,008,000	
N0ET0358000005300000	ERF 53 of UMTENTWENI	RUSSELL MELLICK ROAD 20	2,039	Residential	R975,000	
N0ET0358000005400000	ERF 54 of UMTENTWENI	SHORT STREET 8	3,113	Residential	R1,420,000	
N0ET0358000005500000	ERF 55 of UMTENTWENI	RUSSELL MELLICK ROAD 10	3,017	Residential	R1,250,000	
N0ET0358000005600000	ERF 56 of UMTENTWENI	RUSSELL MELLICK ROAD 12	3,149	Residential	R1,228,000	
N0ET0358000005700000	ERF 57 of UMTENTWENI	CRAIN ROAD 13	2,925	Residential	R1,279,000	
N0ET0358000005700001	Portion 1 of ERF 57 of UMTENTWENI	RUSSELL MELLICK ROAD 14	2,150	Residential	R1,050,000	
N0ET0358000006000000	ERF 60 of UMTENTWENI	CRAIN ROAD 11	2,798	Residential	R1,236,000	

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**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000006100000	ERF 61 of UMTENTWENI	CRAIN ROAD 9	2,733	Residential	R1,325,000	
N0ET0358000006200000	ERF 62 of UMTENTWENI	CRAIN ROAD 7	2,730	Residential	R1,050,000	
N0ET0358000006300000	ERF 63 of UMTENTWENI	CRAIN ROAD 5	2,740	Residential	R1,096,000	
N0ET0358000006400000	ERF 64 of UMTENTWENI	CRAIN ROAD 3	2,737	Vacant Land	R468,000	
N0ET0358000006500000	ERF 65 of UMTENTWENI	CRAIN ROAD 1	2,747	Residential	R1,120,000	
N0ET0358000006600000	ERF 66 of UMTENTWENI	ABINGDON ROAD 11	2,713	Residential	R1,311,000	
N0ET0358000006700000	ERF 67 of UMTENTWENI	ABINGDON ROAD 9	2,451	Residential	R1,230,000	
N0ET0358000006800000	ERF 68 of UMTENTWENI	NORWOOD ROAD 12	2,191	Residential	R1,325,000	
N0ET0358000007100000	ERF 71 of UMTENTWENI	NORWOOD ROAD 8	2,448	Residential	R1,321,000	
N0ET0358000007200000	ERF 72 of UMTENTWENI	NORWOOD ROAD 4	2,997	Residential	R1,313,000	
N0ET0358000007300000	ERF 73 of UMTENTWENI	NORWOOD ROAD 2	5,232	Residential	R1,483,000	
N0ET0358000007400000	ERF 74 of UMTENTWENI	NORWOOD ROAD 1	3,348	Residential	R1,110,000	
N0ET0358000007500000	ERF 75 of UMTENTWENI	NORWOOD ROAD 3	3,858	Residential	R1,380,000	
N0ET0358000007600000	ERF 76 of UMTENTWENI	NORWOOD ROAD 5	3,134	Residential	R1,251,000	
N0ET0358000007700000	ERF 77 of UMTENTWENI	NORWOOD ROAD 7	3,116	Residential	R1,097,000	
N0ET0358000007800000	ERF 78 of UMTENTWENI	NORWOOD ROAD 9	2,791	Residential	R1,388,000	
N0ET0358000007900000	ERF 79 of UMTENTWENI	NORWOOD ROAD 11	4,115	Residential	R1,320,000	
N0ET0358000008000000	ERF 80 of UMTENTWENI	AUBEN ROAD 1-15	2,781	Residential	R1,239,000	
N0ET0358000008100000	ERF 81 of UMTENTWENI	SYLVAN AVENUE 3	3,472	Residential	R1,114,000	
N0ET0358000008200000	ERF 82 of UMTENTWENI	SYLVAN AVENUE 5	3,606	Residential	R1,101,000	
N0ET0358000008300000	ERF 83 of UMTENTWENI	SYLVAN AVENUE 7	3,621	Residential	R1,245,000	
N0ET0358000008400001	Portion 1 of ERF 84 of UMTENTWENI	COMMERCIAL ROAD 47	1,077	Residential	R690,000	

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**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000008400002	Portion 2 of ERF 84 of UMTENTWENI	COMMERCIAL RD 45	858	Residential	R640,000	
N0ET0358000008400003	Portion 3 of ERF 84 of UMTENTWENI	AMBLESIDE ROAD 36	858	Residential	R733,000	
N0ET0358000008400004	Portion 4 of ERF 84 of UMTENTWENI	COMMERCIAL ROAD 41	858	Residential	R710,000	
N0ET0358000008400005	Portion 5 of ERF 84 of UMTENTWENI	AMBLESIDE ROAD 40	858	Residential	R1,808,000	
N0ET0358000008400006	Portion 6 of ERF 84 of UMTENTWENI	AMBLESIDE ROAD 38	868	Residential	R980,000	
N0ET0358000008400007	Portion 7 of ERF 84 of UMTENTWENI	COMMERCIAL ROAD 45	820	Residential	R760,000	
N0ET0358000008400008	Portion 8 of ERF 84 of UMTENTWENI	COMMERCIAL ROAD 43	900	Residential	R920,000	
N0ET0358000008400009	Portion 9 of ERF 84 of UMTENTWENI	COMMERCIAL ROAD 41	900	Residential	R780,000	
N0ET0358000008500000	ERF 85 of UMTENTWENI		46,448	Municipal	R1,000	
N0ET0358000008600000	ERF 86 of UMTENTWENI		77,969	Municipal	R1,000	
N0ET0358000008700000	ERF 87 of UMTENTWENI		3,708	Municipal	R1,000	
N0ET0358000008800000	ERF 88 of UMTENTWENI	RIVER MOUTH	122,017	Municipal	R0	
N0ET0358000008800001	Portion 1 of ERF 88 of UMTENTWENI		1,540	Residential	R0	Valued With Portion 3 of ERF 323 of UMTENTWENI
N0ET0358000008900000	ERF 89 of UMTENTWENI	BEACH FRONT	257,022	Municipal	R3,011,000	
N0ET0358000009000000	ERF 90 of UMTENTWENI	RIVER MOUTH	5,396	Vacant Land	R780,000	
N0ET0358000009100000	ERF 91 of UMTENTWENI	EDINBURGH ROAD 3	2,950	Residential	R1,200,000	
N0ET0358000009200000	ERF 92 of UMTENTWENI	EDINBURGH ROAD 1	3,059	Residential	R1,530,000	
N0ET0358000009300000	ERF 93 of UMTENTWENI	MKHUHLWA CRESCENT 2	2,986	Residential	R1,680,000	
N0ET0358000009400000	ERF 94 of UMTENTWENI	MKHUHLWA CRESCENT 4	2,175	Residential	R1,312,000	
N0ET0358000009500000	ERF 95 of UMTENTWENI	MKHUHLWA CRESCENT 6	3,217	Residential	R1,305,000	
N0ET0358000009600000	ERF 96 of UMTENTWENI	MKHUHLWA CRESCENT 8	5,487	Residential	R1,819,000	
N0ET0358000009900000	ERF 99 of UMTENTWENI	MKHUHLWA CRESCENT 3	2,846	Residential	R1,167,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000001000000	ERF 100 of UMTENTWENI	MKHUHLWA CRESCENT 1-11	2,695	Residential	R1,493,000	
N0ET0358000001010000	ERF 101 of UMTENTWENI	AUBEN ROAD 9	2,627	Residential	R1,184,000	
N0ET0358000001020000	ERF 102 of UMTENTWENI	AUBEN ROAD 7	3,818	Residential	R1,210,000	
N0ET0358000001020001	Portion 1 of ERF 102 of UMTENTWENI	AUBEN ROAD 5	3,691	Residential	R1,252,000	
N0ET0358000001030000	ERF 103 of UMTENTWENI	AUBEN ROAD 3-2	2,347	Residential	R1,269,000	
N0ET0358000001040000	ERF 104 of UMTENTWENI	SYLVAN AVENUE 4	7,149	Residential	R1,650,000	
N0ET0358000001050000	ERF 105 of UMTENTWENI	SYLVAN AVENUE 6	3,595	Residential	R1,495,000	
N0ET0358000001060000	ERF 106 of UMTENTWENI	SYLVAN AVENUE 8	2,514	Residential	R1,548,000	
N0ET0358000001070000	ERF 107 of UMTENTWENI	SYLVAN AVENUE 10	2,841	Residential	R1,141,000	
N0ET0358000001080000	ERF 108 of UMTENTWENI	MAIN ROAD 108	6,114	Vacant Land	R1,000	
N0ET0358000001080001	Portion 1 of ERF 108 of UMTENTWENI	BOWERY PLACE 4	2,080	Residential	R1,195,000	
N0ET0358000001080002	Portion 2 of ERF 108 of UMTENTWENI	SYLVAN AVENUE 11	2,249	Residential	R1,216,000	
N0ET0358000001080003	Portion 3 of ERF 108 of UMTENTWENI	SYLVAN AVENUE 13	1,962	Residential	R1,281,000	
N0ET0358000001080004	Portion 4 of ERF 108 of UMTENTWENI	SYLVAN AVENUE 15	1,971	Residential	R1,188,000	
N0ET0358000001080005	Portion 5 of ERF 108 of UMTENTWENI	FOREST PLACE 5	2,514	Vacant Land	R160,000	
N0ET0358000001080007	Portion 7 of ERF 108 of UMTENTWENI	BOWERY PLACE 3	2,168	Residential	R1,153,000	
N0ET0358000001080008	Portion 8 of ERF 108 of UMTENTWENI	FOREST PLACE 3	2,127	Residential	R948,000	
N0ET0358000001080010	Portion 10 of ERF 108 of UMTENTWENI	FOREST PLACE 6	1,877	Vacant Land	R374,000	
N0ET0358000001080011	Portion 11 of ERF 108 of UMTENTWENI	CNR OF SUMMIT GR & FOREST PLAC 9/7	1,864	Residential	R919,000	
N0ET0358000001080012	Portion 12 of ERF 108 of UMTENTWENI	FOREST PLACE 8	2,064	Residential	R1,223,000	
N0ET0358000001080013	Portion 13 of ERF 108 of UMTENTWENI	FOREST PLACE 9	2,064	Residential	R1,702,000	
N0ET0358000001080014	Portion 14 of ERF 108 of UMTENTWENI	FOREST PLACE 10	2,373	Residential	R1,072,000	

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**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000010800015	Portion 15 of ERF 108 of UMTENTWENI	FOREST PLACE 1	6,237	Vacant Land	R479,000	
N0ET03580000010800016	Portion 16 of ERF 108 of UMTENTWENI	FOREST PLACE 2	2,570	Residential	R1,469,000	
N0ET03580000010800018	Portion 18 of ERF 108 of UMTENTWENI	BOWERY PLACE 2	3,847	Vacant Land	R416,000	
N0ET03580000010800019	Portion 19 of ERF 108 of UMTENTWENI	FOREST PLACE 2(b)	2,035	Residential	R878,000	
N0ET03580000010900000	ERF 109 of UMTENTWENI	IBIS ROAD 3	5,710	Vacant Land	R456,000	
N0ET03580000011000000	ERF 110 of UMTENTWENI	RUSSELL MELLICK ROAD 29	2,954	Residential	R1,429,000	
N0ET03580000011100000	ERF 111 of UMTENTWENI	CLIFTON ROAD 19	1,873	Residential	R1,197,000	
N0ET03580000011200000	ERF 112 of UMTENTWENI	BEND ROAD 18	1,929	Residential	R1,040,000	
N0ET03580000011300000	ERF 113 of UMTENTWENI	CLIFTON ROAD 21	2,023	Residential	R1,201,000	
N0ET03580000011400000	ERF 114 of UMTENTWENI	BEND ROAD 20	1,859	Residential	R849,000	
N0ET03580000011500000	ERF 115 of UMTENTWENI	BEND ROAD 22	1,885	Vacant Land	R354,000	
N0ET03580000011600000	ERF 116 of UMTENTWENI	BEND ROAD 24	1,894	Residential	R900,000	
N0ET03580000011700000	ERF 117 of UMTENTWENI	HOLMES PLACE 2	2,038	Residential	R1,196,000	
N0ET03580000011800000	ERF 118 of UMTENTWENI	HOLMES PLACE 1	1,905	Residential	R997,000	
N0ET03580000011900000	ERF 119 of UMTENTWENI	HOLMES PLACE 3	4,233	Residential	R1,200,000	
N0ET03580000012000000	ERF 120 of UMTENTWENI	HOLMES PLACE 4	4,574	Residential	R1,371,000	
N0ET03580000012100000	ERF 121 of UMTENTWENI	BEND ROAD 28	4,830	Residential	R1,263,000	
N0ET03580000012200000	ERF 122 of UMTENTWENI	BEND ROAD 30	4,684	Residential	R1,370,000	
N0ET03580000012300000	ERF 123 of UMTENTWENI		1,998	Municipal	R370,000	
N0ET03580000012300001	Portion 1 of ERF 123 of UMTENTWENI	BEND ROAD 11	2,852	Residential	R1,121,000	
N0ET03580000012300002	Portion 2 of ERF 123 of UMTENTWENI	BEND ROAD 13	4,122	Vacant Land	R225,000	
N0ET03580000012300008	Portion 8 of ERF 123 of UMTENTWENI	EAGLE ROAD 16	2,416	Residential	R1,227,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

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**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000012300009	Portion 9 of ERF 123 of UMTENTWENI	EAGLE ROAD 14	2,001	Residential	R1,082,000	
N0ET03580000012300010	Portion 10 of ERF 123 of UMTENTWENI	BARRET PLACE 7	2,001	Residential	R896,000	
N0ET03580000012300011	Portion 11 of ERF 123 of UMTENTWENI	BARRET PLACE 6	2,840	Residential	R1,222,000	
N0ET03580000012300012	Portion 12 of ERF 123 of UMTENTWENI	BARRET PLACE 5	2,097	Residential	R892,000	
N0ET03580000012300013	Portion 13 of ERF 123 of UMTENTWENI	BARBET PLACE 4	2,702	Residential	R1,002,000	
N0ET03580000012300014	Portion 14 of ERF 123 of UMTENTWENI	BARBET PLACE 3	2,216	Residential	R1,020,000	
N0ET03580000012300015	Portion 15 of ERF 123 of UMTENTWENI	BARRET PLACE 2	2,252	Residential	R950,000	
N0ET03580000012300016	Portion 16 of ERF 123 of UMTENTWENI	1 BARBET PLACE	2,046	Residential	R1,497,000	
N0ET03580000012300022	Portion 22 of ERF 123 of UMTENTWENI	BEND ROAD 17	14,061	Residential	R2,190,000	
N0ET03580000012400000	ERF 124 of UMTENTWENI	BEND ROAD 9	1,935	Residential	R1,650,000	
N0ET03580000012500000	ERF 125 of UMTENTWENI	EAGLE ROAD 11	2,714	Residential	R1,325,000	
N0ET03580000012500001	Portion 1 of ERF 125 of UMTENTWENI	EAGLE ROAD 5	2,307	Residential	R1,355,000	
N0ET03580000012500002	Portion 2 of ERF 125 of UMTENTWENI	EAGLE ROAD 7	3,158	Residential	R1,250,000	
N0ET03580000012500003	Portion 3 of ERF 125 of UMTENTWENI	EAGLE ROAD 9	3,161	Residential	R1,074,000	
N0ET03580000012600000	ERF 126 of UMTENTWENI	HADIDAH PLACE 2	2,451	Residential	R929,000	
N0ET03580000012700000	ERF 127 of UMTENTWENI	HADIDAH PLACE 1	2,128	Residential	R1,823,000	
N0ET03580000012800000	ERF 128 of UMTENTWENI	EAGLE ROAD 19	2,178	Residential	R1,385,000	
N0ET03580000012900000	ERF 129 of UMTENTWENI	RUSSELL MELLICK ROAD 33	1,964	Residential	R1,244,000	
N0ET03580000012900001	Portion 1 of ERF 129 of UMTENTWENI	MILLER ROAD 8	2,285	Residential	R1,400,000	
N0ET03580000013000000	ERF 130 of UMTENTWENI	NORWOOD ROAD 10	5,149	Business and Commercial	R1,564,000	
N0ET03580000013100000	ERF 131 of UMTENTWENI		231,504	Agricultural	R0	Valued With Portion 1 of 3239 of LOUISIANA
N0ET03580000013200000	ERF 132 of UMTENTWENI	RETHMAN DRIVE	215,584	Agricultural	R1,597,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000013200001	Portion 1 of ERF 132 of UMTENTWENI	RETHMAN DRIVE	274,566	Agricultural	R2,778,000	
N0ET03580000013200002	Portion 2 of ERF 132 of UMTENTWENI	RETHMAN DRIVE	21,577	Agricultural	R1,238,000	
N0ET03580000013300001	Portion 1 of ERF 133 of UMTENTWENI	VALLEY STREET	31,949	Municipal	R0	
N0ET03580000013300002	Portion 2 of ERF 133 of UMTENTWENI	CLIFTON ROAD 22	2,304	Residential	R1,120,000	
N0ET03580000013300003	Portion 3 of ERF 133 of UMTENTWENI	CLIFTON ROAD 14	2,104	Residential	R1,008,000	
N0ET03580000013300004	Portion 4 of ERF 133 of UMTENTWENI	CLIFTON ROAD 16	2,028	Residential	R1,200,000	
N0ET03580000013300005	Portion 5 of ERF 133 of UMTENTWENI	CLIFTON ROAD 18	2,042	Residential	R1,253,000	
N0ET03580000013300006	Portion 6 of ERF 133 of UMTENTWENI	CLIFTON ROAD 20	2,042	Residential	R960,000	
N0ET03580000013300007	Portion 7 of ERF 133 of UMTENTWENI	VALLEY RD 5	2,143	Residential	R1,195,000	
N0ET03580000013300008	Portion 8 of ERF 133 of UMTENTWENI	VALLEY STREET 8	1,991	Residential	R1,083,000	
N0ET03580000013300010	Portion 10 of ERF 133 of UMTENTWENI	VALLEY STREET 12	2,283	Residential	R943,000	
N0ET03580000013300011	Portion 11 of ERF 133 of UMTENTWENI	VALLEY STREET 14	2,975	Residential	R1,360,000	
N0ET03580000013300012	Portion 12 of ERF 133 of UMTENTWENI	VALLEY STREET 16	2,265	Residential	R879,000	
N0ET03580000013300013	Portion 13 of ERF 133 of UMTENTWENI	VALLEY STREET 18	2,113	Residential	R1,191,000	
N0ET03580000013300014	Portion 14 of ERF 133 of UMTENTWENI	VALLEY STREET 7	2,006	Residential	R1,149,000	
N0ET03580000013300015	Portion 15 of ERF 133 of UMTENTWENI	VALLEY STREET 9	2,190	Vacant Land	R274,000	
N0ET03580000013300016	Portion 16 of ERF 133 of UMTENTWENI	VALLEY STREET 11	2,085	Vacant Land	R267,000	
N0ET03580000013300027	Portion 27 of ERF 133 of UMTENTWENI	VALLEY STREET 10	2,147	Residential	R868,000	
N0ET03580000013400000	ERF 134 of UMTENTWENI	CLIFTON ROAD 6	90,070	Agricultural	R1,941,000	
N0ET03580000013400004	Portion 4 of ERF 134 of UMTENTWENI	CLIFTON ROAD 0	2,817	Residential	R1,122,000	
N0ET03580000013400005	Portion 5 of ERF 134 of UMTENTWENI	CLIFTON ROAD 6	26,298	Agricultural	R662,000	
N0ET03580000013700000	ERF 137 of UMTENTWENI	RETHMAN DRIVE 37	376,279	Agricultural	R3,387,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000014500000	ERF 145 of UMTENTWENI	CAMP LANE 10	22,917	Residential	R2,790,000	
N0ET03580000014500002	Portion 2 of ERF 145 of UMTENTWENI	JAYDEE LANE 8	36,422	Vacant Land	R813,000	
N0ET03580000014600000	ERF 146 of UMTENTWENI		2,978	Municipal	R0	
N0ET03580000014600001	Portion 1 of ERF 146 of UMTENTWENI	MAIN ROAD 146/1	7,367	Vacant Land	R1,000	
N0ET03580000014600002	Portion 2 of ERF 146 of UMTENTWENI	JAYDEE LANE 1	2,292	Residential	R1,350,000	
N0ET03580000014600003	Portion 3 of ERF 146 of UMTENTWENI	JAYDEE LANE 6	2,122	Vacant Land	R387,000	
N0ET03580000014600004	Portion 4 of ERF 146 of UMTENTWENI	CLARK ROAD 5	2,496	Residential	R2,153,000	
N0ET03580000014600005	Portion 5 of ERF 146 of UMTENTWENI	CLARKE ROAD 6	2,234	Residential	R1,620,000	
N0ET03580000014600006	Portion 6 of ERF 146 of UMTENTWENI	CLARKE ROAD 5	2,606	Residential	R832,000	
N0ET03580000014600007	Portion 7 of ERF 146 of UMTENTWENI	CLARKE ROAD 6	2,215	Residential	R1,360,000	
N0ET03580000014600008	Portion 8 of ERF 146 of UMTENTWENI	CLARKE ROAD 4	2,187	Residential	R1,154,000	
N0ET03580000014600009	Portion 9 of ERF 146 of UMTENTWENI	FOXON ROAD 3	2,074	Residential	R1,300,000	
N0ET03580000014600010	Portion 10 of ERF 146 of UMTENTWENI	JAYDEE LANE 2	2,074	Residential	R1,179,000	
N0ET03580000014600011	Portion 11 of ERF 146 of UMTENTWENI	JAYDEE LANE 4	2,263	Residential	R833,000	
N0ET03580000014700000	ERF 147 of UMTENTWENI	STAPLETON ROAD 21	2,533	Residential	R978,000	
N0ET03580000014800000	ERF 148 of UMTENTWENI	STAPLETON ROAD 19	2,920	Vacant Land	R341,000	
N0ET03580000014900000	ERF 149 of UMTENTWENI	STAPLETON ROAD 17	2,921	Residential	R1,145,000	
N0ET03580000015000000	ERF 150 of UMTENTWENI	STAPLETON ROAD 15	2,921	Residential	R1,390,000	
N0ET03580000015100000	ERF 151 of UMTENTWENI	STAPLETON ROAD 13	2,945	Vacant Land	R495,000	
N0ET03580000015200000	ERF 152 of UMTENTWENI	STAPLETON ROAD 11	2,934	Residential	R1,123,000	
N0ET03580000015300000	ERF 153 of UMTENTWENI	LINK ROAD 28	1,865	Residential	R1,655,000	
N0ET03580000015600001	Portion 1 of ERF 156 of UMTENTWENI	CLARKE ROAD 1	2,372	Residential	R1,172,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000015600002	Portion 2 of ERF 156 of UMTENTWENI	CLARKE ROAD 2	2,272	Residential	R2,066,000	
N0ET03580000015600003	Portion 3 of ERF 156 of UMTENTWENI	CLARKE ROAD 3	2,341	Residential	R1,368,000	
N0ET03580000015600004	Portion 4 of ERF 156 of UMTENTWENI	CLARKE ROAD 9	2,648	Residential	R1,458,000	
N0ET03580000016200000	ERF 162 of UMTENTWENI		4,010	Residential	R0	Now SS MOHLARE PLACE
N0ET03580000016200006	Portion 6 of ERF 162 of UMTENTWENI	LINK ROAD 44	3,539	Residential	R1,240,000	
N0ET03580000016300000	ERF 163 of UMTENTWENI	CAMP LANE 5	2,850	Residential	R1,184,000	
N0ET03580000016300001	Portion 1 of ERF 163 of UMTENTWENI	CAMP LANE 7	3,862	Residential	R1,708,000	
N0ET03580000016300002	Portion 2 of ERF 163 of UMTENTWENI		185	Vacant Land	R0	
N0ET03580000016500000	ERF 165 of UMTENTWENI	RETHMAN DRIVE 15	16,684	Residential	R1,248,000	
N0ET03580000016600000	ERF 166 of UMTENTWENI	RETHMAN DRIVE 14	24,250	Residential	R1,499,000	
N0ET03580000016800000	ERF 168 of UMTENTWENI		12,851	Residential	R0	Now SS PARKLANDS
N0ET03580000016900000	ERF 169 of UMTENTWENI	EAGLE ROAD 6	3,855	Residential	R1,040,000	
N0ET03580000016900001	Portion 1 of ERF 169 of UMTENTWENI	EAGLE ROAD 2	2,659	Residential	R1,206,000	
N0ET03580000016900002	Portion 2 of ERF 169 of UMTENTWENI	EAGLE ROAD 4	2,395	Residential	R1,038,000	
N0ET03580000016900006	Portion 6 of ERF 169 of UMTENTWENI		35	Vacant Land	R0	
N0ET03580000017200000	ERF 172 of UMTENTWENI		4,689	Vacant Land	R0	
N0ET03580000017200001	Portion 1 of ERF 172 of UMTENTWENI	BEND ROAD 1	1,884	Residential	R758,000	
N0ET03580000017200002	Portion 2 of ERF 172 of UMTENTWENI	BEND ROAD 3	1,863	Residential	R1,135,000	
N0ET03580000017200003	Portion 3 of ERF 172 of UMTENTWENI	CALDICOTT PLACE 5	2,112	Residential	R1,051,000	
N0ET03580000017200004	Portion 4 of ERF 172 of UMTENTWENI	CALDICOTT PLACE 1	1,860	Residential	R1,094,000	
N0ET03580000017200005	Portion 5 of ERF 172 of UMTENTWENI	BEND ROAD 7	1,860	Residential	R630,000	
N0ET03580000017200006	Portion 6 of ERF 172 of UMTENTWENI	CALDICOTT PLACE 2	3,990	Residential	R1,299,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000017200007	Portion 7 of ERF 172 of UMTENTWENI	CALDICOTT PLACE 3	2,539	Residential	R1,318,000	
N0ET03580000017200009	Portion 9 of ERF 172 of UMTENTWENI		146	Vacant Land	R0	
N0ET03580000017200010	Portion 10 of ERF 172 of UMTENTWENI		145	Vacant Land	R0	
N0ET03580000017400000	ERF 174 of UMTENTWENI		6,226	Vacant Land	R0	
N0ET03580000017400001	Portion 1 of ERF 174 of UMTENTWENI	CLIFTON ROAD 3	1,858	Residential	R1,129,000	
N0ET03580000017400002	Portion 2 of ERF 174 of UMTENTWENI	CLIFTON ROAD 1	1,397	Residential	R1,072,000	
N0ET03580000017400003	Portion 3 of ERF 174 of UMTENTWENI	SYSIE LANE 4	1,351	Residential	R935,000	
N0ET03580000017400004	Portion 4 of ERF 174 of UMTENTWENI	CLIFTON ROAD 5	1,858	Residential	R1,033,000	
N0ET03580000017400005	Portion 5 of ERF 174 of UMTENTWENI	CLIFTON ROAD 7	1,858	Residential	R1,136,000	
N0ET03580000017400006	Portion 6 of ERF 174 of UMTENTWENI	SYSIE PLACE 3	1,837	Residential	R1,565,000	
N0ET03580000017400007	Portion 7 of ERF 174 of UMTENTWENI	VALLEY STREET 2	2,060	Residential	R1,281,000	
N0ET03580000017400008	Portion 8 of ERF 174 of UMTENTWENI	VALLEY STREET 4	1,880	Residential	R1,076,000	
N0ET03580000017400009	Portion 9 of ERF 174 of UMTENTWENI	CLIFTON ROAD 11	2,007	Residential	R1,156,000	
N0ET03580000017400010	Portion 10 of ERF 174 of UMTENTWENI	VALLEY STREET 1	2,712	Residential	R1,291,000	
N0ET03580000017400011	Portion 11 of ERF 174 of UMTENTWENI	BEND ROAD 12	2,589	Residential	R1,270,000	
N0ET03580000017400012	Portion 12 of ERF 174 of UMTENTWENI	CLIFTON ROAD 13	1,884	Residential	R1,223,000	
N0ET03580000017400013	Portion 13 of ERF 174 of UMTENTWENI	CLIFTON ROAD 15	1,904	Residential	R1,087,000	
N0ET03580000017400014	Portion 14 of ERF 174 of UMTENTWENI	BEND ROAD 14	2,026	Residential	R1,350,000	
N0ET03580000017400015	Portion 15 of ERF 174 of UMTENTWENI	CLIFTON ROAD 17	2,012	Residential	R1,191,000	
N0ET03580000017400016	Portion 16 of ERF 174 of UMTENTWENI	BEND ROAD 16	2,046	Residential	R1,558,000	
N0ET03580000017400018	Portion 18 of ERF 174 of UMTENTWENI		230	Vacant Land	R0	
N0ET03580000017400019	Portion 19 of ERF 174 of UMTENTWENI		323	Vacant Land	R0	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000017400020	Portion 20 of ERF 174 of UMTENTWENI		21	Vacant Land	R0	
N0ET03580000017400022	Portion 22 of ERF 174 of UMTENTWENI		212	Vacant Land	R0	
N0ET03580000017500003	Portion 3 of ERF 175 of UMTENTWENI	EAGLE ROAD 15	2,797	Residential	R1,211,000	
N0ET03580000017700000	ERF 177 of UMTENTWENI	EAGLE ROAD 8	3,927	Residential	R1,465,000	
N0ET03580000017800000	ERF 178 of UMTENTWENI	EAGLE ROAD 3	3,357	Residential	R1,230,000	
N0ET03580000017800002	Portion 2 of ERF 178 of UMTENTWENI	EAGLE ROAD 25	3,412	Residential	R1,220,000	
N0ET03580000017800003	Portion 3 of ERF 178 of UMTENTWENI	EAGLE ROAD 1	3,964	Vacant Land	R250,000	
N0ET03580000017800004	Portion 4 of ERF 178 of UMTENTWENI	EAGLE ROAD 21	2,916	Vacant Land	R175,000	
N0ET03580000017800005	Portion 5 of ERF 178 of UMTENTWENI	EAGLE ROAD 23	2,495	Vacant Land	R437,000	
N0ET03580000017900000	ERF 179 of UMTENTWENI	EAGLE ROAD 26	1,811	Residential	R1,720,000	
N0ET03580000017900001	Portion 1 of ERF 179 of UMTENTWENI	ROBIN LANE 5	1,919	Residential	R2,100,000	
N0ET03580000018000000	ERF 180 of UMTENTWENI	ROBIN LANE 3	2,173	Residential	R1,415,000	
N0ET03580000018000001	Portion 1 of ERF 180 of UMTENTWENI	ROBIN LANE 3	1,810	Residential	R1,047,000	
N0ET03580000018100000	ERF 181 of UMTENTWENI	LOERIE ROAD 5	2,201	Residential	R1,250,000	
N0ET03580000018100001	Portion 1 of ERF 181 of UMTENTWENI	LOERIE ROAD 3	1,930	Residential	R980,000	
N0ET03580000018200000	ERF 182 of UMTENTWENI	EAGLE ROAD 24	3,630	Residential	R1,300,000	
N0ET03580000018300000	ERF 183 of UMTENTWENI	EAGLE ROAD 13	1,869	Residential	R1,330,000	
N0ET03580000018300001	Portion 1 of ERF 183 of UMTENTWENI	HADIDAH PLACE 3	1,874	Residential	R1,184,000	
N0ET03580000018800000	ERF 188 of UMTENTWENI		2,490	Municipal	R0	
N0ET03580000018900000	ERF 189 of UMTENTWENI	ORIOLE PLACE 12	9,472	Residential	R2,020,000	
N0ET03580000019200000	ERF 192 of UMTENTWENI	RIVER ROAD 7	5,079	Residential	R1,085,000	
N0ET03580000019300000	ERF 193 of UMTENTWENI	ORIOLE PLACE 8	3,788	Residential	R1,421,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI

Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000019400000	ERF 194 of UMTENTWENI	ORIOLE PLACE 6	3,194	Residential	R1,030,000	
N0ET03580000019500000	ERF 195 of UMTENTWENI	ORIOLE ROAD 4	3,111	Residential	R1,192,000	
N0ET03580000019600000	ERF 196 of UMTENTWENI	LOERIE ROAD 4	2,569	Residential	R1,295,000	
N0ET03580000019700000	ERF 197 of UMTENTWENI	LOERIE ROAD 6	2,424	Vacant Land	R1,000	
N0ET03580000019700001	Portion 1 of ERF 197 of UMTENTWENI	RIVER ROAD 5	4,122	Vacant Land	R393,000	
N0ET03580000019700002	Portion 2 of ERF 197 of UMTENTWENI	RIVER ROAD 3	4,055	Vacant Land	R396,000	
N0ET03580000019900000	ERF 199 of UMTENTWENI	MAIN ROAD 199	895	Vacant Land	R1,000	
N0ET03580000019900002	Portion 2 of ERF 199 of UMTENTWENI	LINK ROAD 74	2,002	Residential	R1,239,000	
N0ET03580000019900003	Portion 3 of ERF 199 of UMTENTWENI	LINK ROAD 72	1,934	Residential	R1,346,000	
N0ET03580000019900004	Portion 4 of ERF 199 of UMTENTWENI	LINK ROAD 70	2,097	Residential	R1,238,000	
N0ET03580000019900005	Portion 5 of ERF 199 of UMTENTWENI	LINK ROAD 68	1,858	Residential	R879,000	
N0ET03580000020200000	ERF 202 of UMTENTWENI		1,421	Vacant Land	R0	
N0ET03580000020300000	ERF 203 of UMTENTWENI	BEREA ROAD 5	5,135	Residential	R1,480,000	
N0ET03580000020300001	Portion 1 of ERF 203 of UMTENTWENI	BEREA ROAD 3	2,029	Residential	R1,048,000	
N0ET03580000020400000	ERF 204 of UMTENTWENI	LINK ROAD 66	1,428	Residential	R988,000	
N0ET03580000020800000	ERF 208 of UMTENTWENI	BEREA ROAD 2	1,688	Residential	R1,410,000	
N0ET03580000020900000	ERF 209 of UMTENTWENI	BEREA ROAD 4	2,023	Residential	R1,054,000	
N0ET03580000021000000	ERF 210 of UMTENTWENI	BEREA ROAD 6	2,023	Residential	R922,000	
N0ET03580000021100000	ERF 211 of UMTENTWENI	BEREA ROAD 8	2,023	Residential	R967,000	
N0ET03580000021200000	ERF 212 of UMTENTWENI	ROBIN LANE 2	2,023	Residential	R1,015,000	
N0ET03580000021700000	ERF 217 of UMTENTWENI	LINK ROAD 62	2,870	Residential	R2,379,000	
N0ET03580000021900001	Portion 1 of ERF 219 of UMTENTWENI	LINK ROAD 58	2,594	Residential	R1,948,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000021900002	Portion 2 of ERF 219 of UMTENTWENI	ROBIN LANE 6	1,996	Vacant Land	R370,000	
N0ET03580000021900003	Portion 3 of ERF 219 of UMTENTWENI	ROBIN LANE 4	2,001	Residential	R1,700,000	
N0ET03580000021900004	Portion 4 of ERF 219 of UMTENTWENI	LINK ROAD 60	3,055	Residential	R1,545,000	
N0ET03580000022100000	ERF 221 of UMTENTWENI	LINK ROAD 56	4,561	Vacant Land	R1,220,000	
N0ET03580000022100001	Portion 1 of ERF 221 of UMTENTWENI	LINK ROAD 52	2,024	Residential	R975,000	
N0ET03580000022100002	Portion 2 of ERF 221 of UMTENTWENI	LINK ROAD 54	1,858	Residential	R1,050,000	
N0ET03580000022100003	Portion 3 of ERF 221 of UMTENTWENI	ROBIN LANE 10	2,211	Residential	R1,692,000	
N0ET03580000022100004	Portion 4 of ERF 221 of UMTENTWENI	ROBIN LANE 8	2,190	Residential	R1,800,000	
N0ET03580000022200000	ERF 222 of UMTENTWENI	COMMERCIAL ROAD 72	7,537	Residential	R3,016,000	
N0ET03580000022300000	ERF 223 of UMTENTWENI	COMMERCIAL ROAD 70	1,012	Residential	R1,323,000	
N0ET03580000022500000	ERF 225 of UMTENTWENI	COMMERCIAL ROAD 68	7,823	Residential	R3,554,000	
N0ET03580000022600000	ERF 226 of UMTENTWENI	COMMERCIAL ROAD 66	4,047	Residential	R1,386,000	
N0ET03580000022900000	ERF 229 of UMTENTWENI	LINK ROAD 50	4,288	Residential	R2,500,000	
N0ET03580000023000000	ERF 230 of UMTENTWENI	COMMERCIAL ROAD	563	Vacant Land	R0	
N0ET03580000023500000	ERF 235 of UMTENTWENI		13,266	Residential	R0	Now SS ALPERO
N0ET03580000023700000	ERF 237 of UMTENTWENI	LINK ROAD 48	2,587	Residential	R1,278,000	
N0ET03580000023800000	ERF 238 of UMTENTWENI	COMMERCIAL ROAD 60	12,236	Business and Commercial	R12,700,000	
N0ET03580000023900000	ERF 239 of UMTENTWENI	COMMERCIAL ROAD 62	2,448	Residential	R1,310,000	
N0ET03580000024300001	Portion 1 of ERF 243 of UMTENTWENI		2,423	Residential	R0	Now SS KULULEKA
N0ET03580000024300002	Portion 2 of ERF 243 of UMTENTWENI		4,058	Residential	R0	Now SS CHERODENE
N0ET03580000024400000	ERF 244 of UMTENTWENI	RETHMAN DRIVE 7	2,245	Residential	R979,000	
N0ET03580000024900000	ERF 249 of UMTENTWENI	BEACH ROAD 11	1,910	Residential	R1,420,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000002500000	ERF 250 of UMTENTWENI	BEACH ROAD 9	1,954	Residential	R2,350,000	
N0ET03580000025100000	ERF 251 of UMTENTWENI	BEACH ROAD 7	1,965	Residential	R1,360,000	
N0ET03580000025200000	ERF 252 of UMTENTWENI	BEACH ROAD 5	1,974	Residential	R2,000,000	
N0ET03580000025300000	ERF 253 of UMTENTWENI	BEACH ROAD 3	2,006	Residential	R3,000,000	
N0ET03580000025400000	ERF 254 of UMTENTWENI	BEACH FRONT 1	1,855	Municipal	R420,000	
N0ET03580000025500000	ERF 255 of UMTENTWENI	MARINE DRIVE 35	1,880	Residential	R1,500,000	
N0ET03580000025600000	ERF 256 of UMTENTWENI	MARINE DRIVE 33	1,936	Residential	R1,500,000	
N0ET03580000025700000	ERF 257 of UMTENTWENI	MARINE DRIVE 31	2,103	Residential	R1,685,000	
N0ET03580000026000000	ERF 260 of UMTENTWENI	MARINE DRIVE 29	2,733	Residential	R1,480,000	
N0ET03580000026300000	ERF 263 of UMTENTWENI	MARINE DRIVE 27	1,619	Residential	R2,500,000	
N0ET03580000026400000	ERF 264 of UMTENTWENI	MARINE DRIVE 25	2,121	Business and Commercial	R2,019,000	
N0ET03580000026500000	ERF 265 of UMTENTWENI	MARINE DRIVE 23	2,047	Residential	R1,520,000	
N0ET03580000026600000	ERF 266 of UMTENTWENI	MARINE DRIVE 21	2,113	Residential	R2,309,000	
N0ET03580000026700000	ERF 267 of UMTENTWENI	MARINE DRIVE 19	2,027	Residential	R2,052,000	
N0ET03580000026800000	ERF 268 of UMTENTWENI	FOURTH AVENUE 4	2,342	Residential	R2,109,000	
N0ET03580000026900000	ERF 269 of UMTENTWENI	MARINE DRIVE 15	1,961	Vacant Land	R297,000	
N0ET03580000027200000	ERF 272 of UMTENTWENI	MARINE DRIVE 13	3,978	Residential	R3,500,000	
N0ET03580000027300000	ERF 273 of UMTENTWENI	MARINE DRIVE 11	1,985	Residential	R3,750,000	
N0ET03580000027400000	ERF 274 of UMTENTWENI	MARINE DRIVE 9	2,091	Residential	R3,300,000	
N0ET03580000027500000	ERF 275 of UMTENTWENI	MARINE DRIVE 7	1,905	Residential	R2,800,000	
N0ET03580000027600000	ERF 276 of UMTENTWENI	MARINE DRIVE 5	2,086	Residential	R1,950,000	
N0ET03580000027700000	ERF 277 of UMTENTWENI	MARINE DRIVE 3	2,048	Residential	R1,200,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

PAGE NUMBER 17

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000027800000	ERF 278 of UMTENTWENI	MARINE DRIVE 1	1,791	Residential	R3,000,000	
N0ET03580000027900000	ERF 279 of UMTENTWENI	AMBLESIDE ROAD 1	2,020	Residential	R1,540,000	
N0ET03580000028000000	ERF 280 of UMTENTWENI	AMBLESIDE ROAD 3	2,067	Residential	R3,479,000	
N0ET03580000028100000	ERF 281 of UMTENTWENI	AMBLESIDE ROAD 5	4,143	Municipal	R1,639,000	
N0ET03580000028200000	ERF 282 of UMTENTWENI		2,076	Municipal	R0	Valued With ERF 281 of UMTENTWENI
N0ET03580000028500000	ERF 285 of UMTENTWENI	AMBLESIDE ROAD 13	2,083	Residential	R1,340,000	
N0ET03580000028600000	ERF 286 of UMTENTWENI	AMBLESIDE ROAD-UMTENTWENI 15	2,116	Residential	R1,377,000	
N0ET03580000028700000	ERF 287 of UMTENTWENI	MARINE DRIVE 18	2,117	Residential	R2,135,000	
N0ET03580000028800000	ERF 288 of UMTENTWENI	MARINE DRIVE 20	2,130	Residential	R1,250,000	
N0ET03580000028900000	ERF 289 of UMTENTWENI	AMBLESIDE ROAD 21	2,055	Residential	R3,000,000	
N0ET03580000029000000	ERF 290 of UMTENTWENI	AMBLESIDE ROAD 23	2,050	Residential	R1,440,000	
N0ET03580000029100000	ERF 291 of UMTENTWENI	FOURTH AVENUE 1	2,023	Residential	R2,755,000	
N0ET03580000029200000	ERF 292 of UMTENTWENI	AMBLESIDE ROAD 27	2,003	Residential	R3,013,000	
N0ET03580000029300000	ERF 293 of UMTENTWENI	MARINE DRIVE 30	2,019	Residential	R1,729,000	
N0ET03580000029400000	ERF 294 of UMTENTWENI	AMBLESIDE ROAD 31	2,018	Residential	R1,290,000	
N0ET03580000029500000	ERF 295 of UMTENTWENI	AMBLESIDE ROAD 33	1,018	Residential	R1,092,000	
N0ET03580000029600000	ERF 296 of UMTENTWENI	MARINE DRIVE 34	1,018	Residential	R1,097,000	
N0ET03580000029700000	ERF 297 of UMTENTWENI	AMBLESIDE ROAD 35	2,047	Residential	R1,753,000	
N0ET03580000029800000	ERF 298 of UMTENTWENI	AMBLESIDE ROAD 37	2,125	Residential	R1,390,000	
N0ET03580000029900000	ERF 299 of UMTENTWENI	AMBLESIDE ROAD 39	2,139	Residential	R1,777,000	
N0ET03580000030000000	ERF 300 of UMTENTWENI	AMBLESIDE ROAD 41	2,333	Residential	R1,031,000	
N0ET03580000030100000	ERF 301 of UMTENTWENI	THIRD AVENUE 1	2,157	Residential	R1,334,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI

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Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000003060000	ERF 306 of UMTENTWENI	MARINE DRIVE 48	2,007	Residential	R1,500,000	
N0ET0358000003070000	ERF 307 of UMTENTWENI	SECOND AVENUE 3	2,040	Residential	R1,013,000	
N0ET0358000003100000	ERF 310 of UMTENTWENI	SECOND AVENUE 9	2,143	Residential	R1,190,000	
N0ET0358000003110000	ERF 311 of UMTENTWENI	SECOND AVENUE 4	2,173	Residential	R1,430,000	
N0ET0358000003120000	ERF 312 of UMTENTWENI	BEACH ROAD 2	1,642	Residential	R1,200,000	
N0ET0358000003150000	ERF 315 of UMTENTWENI	BEACH ROAD 4	5,221	Residential	R1,070,000	
N0ET0358000003160000	ERF 316 of UMTENTWENI	AMBLESIDE ROAD 49	2,449	Residential	R818,000	
N0ET0358000003170000	ERF 317 of UMTENTWENI	BEACH ROAD 8	2,876	Residential	R699,000	
N0ET0358000003190000	ERF 319 of UMTENTWENI		6,574	Business and Commercial	R391,000	
N0ET0358000003200000	ERF 320 of UMTENTWENI	RETHMAN DRIVE 2	6,576	Residential	R9,578,000	
N0ET03580000032300001	Portion 1 of ERF 323 of UMTENTWENI		2,925	Residential	R0	Now SS IDELWALD
N0ET03580000032300002	Portion 2 of ERF 323 of UMTENTWENI		5,178	Residential	R0	Now SS THE MEWS
N0ET03580000032300003	Portion 3 of ERF 323 of UMTENTWENI		6,795	Residential	R0	Now SS BARRINGTON GARDENS
N0ET0358000003240000	ERF 324 of UMTENTWENI		2,037	Vacant Land	R428,000	
N0ET0358000003280000	ERF 328 of UMTENTWENI		2,996	Residential	R0	Valued With ERF 334 of UMTENTWENI
N0ET0358000003290000	ERF 329 of UMTENTWENI	FRIEDA LANE 1	2,390	Residential	R970,000	
N0ET0358000003310000	ERF 331 of UMTENTWENI	RETHMAN DRIVE 6	2,374	Vacant Land	R413,000	
N0ET0358000003330000	ERF 333 of UMTENTWENI		5,378	Residential	R0	Valued With ERF 337 of UMTENTWENI
N0ET0358000003340000	ERF 334 of UMTENTWENI		5,470	Residential	R0	Now SS GREENWICH VILLAGE
N0ET0358000003360000	ERF 336 of UMTENTWENI	MAIN ROAD 336	2,644	Municipal	R447,000	
N0ET0358000003370000	ERF 337 of UMTENTWENI		21,543	Residential	R0	Now SS HAMPTON MEWS
N0ET0358000003390000	ERF 339 of UMTENTWENI	COMMERCIAL ROAD 42	47,146	Vacant Land	R961,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000033900001	Portion 1 of ERF 339 of UMTENTWENI		736	Residential	R0	Valued With ERF 337 of UMTENTWENI
N0ET03580000034000000	ERF 340 of UMTENTWENI		4,632	Vacant Land	R0	
N0ET03580000034100000	ERF 341 of UMTENTWENI		4,071	Residential	R0	Now SS TWENI CLOSE
N0ET03580000034100001	Portion 1 of ERF 341 of UMTENTWENI		2,049	Residential	R0	Now SS COCKATOO COURT
N0ET03580000034200000	ERF 342 of UMTENTWENI		2,020	Residential	R0	Now SS GARYDEAN
N0ET03580000034300000	ERF 343 of UMTENTWENI		2,044	Residential	R0	Now SS ALWINE COURT
N0ET03580000034400000	ERF 344 of UMTENTWENI	TWENI CLOSE 6	4,097	Vacant Land	R722,000	
N0ET03580000034500000	ERF 345 of UMTENTWENI	COMMERCIAL ROAD 36	2,023	Residential	R1,561,000	
N0ET03580000034600000	ERF 346 of UMTENTWENI		2,029	Residential	R0	Now SS MACHEL
N0ET03580000034700000	ERF 347 of UMTENTWENI		6,041	Residential	R0	Now SS THANDAZA
N0ET03580000034800000	ERF 348 of UMTENTWENI		9,707	Residential	R0	Now SS TWENI GARDENS
N0ET03580000034900000	ERF 349 of UMTENTWENI	TWENI CLOSE 8	4,047	Residential	R978,000	
N0ET03580000035300000	ERF 353 of UMTENTWENI		9,204	Residential	R0	Now SS TWENI TERRACE
N0ET03580000035400000	ERF 354 of UMTENTWENI	COMMERCIAL ROAD 26	9,897	Business and Commercial	R2,633,000	
N0ET03580000035700000	ERF 357 of UMTENTWENI	COMMERCIAL ROAD 22	2,023	Residential Properties	R3,595,000	
N0ET03580000035800000	ERF 358 of UMTENTWENI	COMMERCIAL ROAD 24	2,023	Vacant Land	R400,000	
N0ET03580000036000000	ERF 360 of UMTENTWENI	NAUDE LANE 1	2,406	Residential	R1,635,000	
N0ET03580000036000001	Portion 1 of ERF 360 of UMTENTWENI	NAUDE LANE 1	2,746	Residential	R0	Now SS OCEAN VISTA
N0ET03580000036100000	ERF 361 of UMTENTWENI	NAUDE LANE 2	1,612	Residential	R1,124,000	
N0ET03580000036600000	ERF 366 of UMTENTWENI	COMMERCIAL ROAD 20	16,814	Business and Commercial	R3,800,000	
N0ET03580000036600001	Portion 1 of ERF 366 of UMTENTWENI	COMMERCIAL ROAD 30	3,773	Business and Commercial	R1,650,000	
N0ET03580000036800000	ERF 368 of UMTENTWENI		862	Vacant Land	R0	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000036900000	ERF 369 of UMTENTWENI	CONWAY PLACE 7	2,019	Residential	R968,000	
N0ET03580000036900001	Portion 1 of ERF 369 of UMTENTWENI	CONWAY PLACE 7	2,028	Residential	R1,460,000	
N0ET03580000037300000	ERF 373 of UMTENTWENI	CONWAY PLACE 8	2,028	Residential	R1,066,000	
N0ET03580000037400000	ERF 374 of UMTENTWENI	CONWAY PLACE 6	4,461	Residential	R5,387,000	
N0ET03580000037500000	ERF 375 of UMTENTWENI		3,645	Residential	R0	Now SS LYNDON COURT
N0ET03580000037600000	ERF 376 of UMTENTWENI		2,647	Municipal	R0	
N0ET03580000037800000	ERF 378 of UMTENTWENI	LINK ROAD 24	1,698	Residential	R875,000	
N0ET03580000037900000	ERF 379 of UMTENTWENI	COMMERCIAL ROAD 16	2,165	Business and Commercial	R1,716,000	
N0ET03580000038000000	ERF 380 of UMTENTWENI	CONWAY PLACE 2	2,098	Residential	R980,000	
N0ET03580000038100000	ERF 381 of UMTENTWENI	CONWAY PLACE 3	2,133	Residential	R930,000	
N0ET03580000038200000	ERF 382 of UMTENTWENI	CONWAY PLACE 4	2,024	Residential	R1,021,000	
N0ET03580000038300000	ERF 383 of UMTENTWENI	CONWAY PLACE 5	2,306	Residential	R1,020,000	
N0ET03580000038600000	ERF 386 of UMTENTWENI	LINK ROAD 22	3,515	Residential	R1,755,000	
N0ET03580000038900000	ERF 389 of UMTENTWENI	LINK ROAD 20	2,515	Residential	R1,258,000	
N0ET03580000039000000	ERF 390 of UMTENTWENI	SHORT ROAD 1	2,668	Residential	R1,499,000	
N0ET03580000039100001	Portion 1 of ERF 391 of UMTENTWENI	SHORT ROAD 6	2,268	Residential	R1,004,000	
N0ET03580000039100002	Portion 2 of ERF 391 of UMTENTWENI	SHORT ROAD 2	2,219	Residential	R1,119,000	
N0ET03580000039100003	Portion 3 of ERF 391 of UMTENTWENI	SHORT ROAD 4	2,245	Residential	R1,297,000	
N0ET03580000039300000	ERF 393 of UMTENTWENI	COMMERCIAL ROAD 8	7,734	Vacant Land	R842,000	
N0ET03580000039500000	ERF 395 of UMTENTWENI	LINK ROAD 10	3,127	Residential	R1,449,000	
N0ET03580000039600000	ERF 396 of UMTENTWENI	LINK ROAD 14	2,524	Residential	R1,327,000	
N0ET03580000039700000	ERF 397 of UMTENTWENI	LINK ROAD 12	2,524	Residential	R1,280,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

PAGE NUMBER 21

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000039800000	ERF 398 of UMTENTWENI		6,409	Residential	R0	Now SS SANDALWOOD
N0ET03580000039800001	Portion 1 of ERF 398 of UMTENTWENI	LINK ROAD 8	2,447	Residential	R1,350,000	
N0ET03580000039800002	Portion 2 of ERF 398 of UMTENTWENI	LINK ROAD 8	2,508	Residential	R1,222,000	
N0ET03580000039800003	Portion 3 of ERF 398 of UMTENTWENI	LINK ROAD 8	2,409	Vacant Land	R425,000	
N0ET03580000039800004	Portion 4 of ERF 398 of UMTENTWENI	LINK ROAD .	2,262	Residential	R927,000	
N0ET03580000040000000	ERF 400 of UMTENTWENI	COMMERCIAL ROAD 4	5,041	Vacant Land	R892,000	
N0ET03580000040000002	Portion 2 of ERF 400 of UMTENTWENI	HENRY GREEN PLACE 5	2,318	Residential	R1,255,000	
N0ET03580000040000003	Portion 3 of ERF 400 of UMTENTWENI	HENRY GREEN PLACE 6	2,557	Residential	R1,518,000	
N0ET03580000040000004	Portion 4 of ERF 400 of UMTENTWENI	HENRY GREEN PLACE 7	2,118	Residential	R930,000	
N0ET03580000040000005	Portion 5 of ERF 400 of UMTENTWENI	HENRY GREEN PLACE	2,024	Residential	R1,170,000	
N0ET03580000040000006	Portion 6 of ERF 400 of UMTENTWENI	HENRY GREEN PLACE 9	2,041	Residential	R971,000	
N0ET03580000040200000	ERF 402 of UMTENTWENI	HENRY GREEN PLACE 3	2,509	Residential	R947,000	
N0ET03580000040200001	Portion 1 of ERF 402 of UMTENTWENI	HENRY GREEN PLACE 4	4,273	Residential	R1,130,000	
N0ET03580000040200002	Portion 2 of ERF 402 of UMTENTWENI	HENRY GREEN PLACE 2	1,858	Residential	R1,181,000	
N0ET03580000040400000	ERF 404 of UMTENTWENI	LINK ROAD 4	4,047	Residential	R1,110,000	
N0ET03580000040500000	ERF 405 of UMTENTWENI	COMMERCIAL ROAD 2	4,388	Business and Commercial	R5,471,000	
N0ET03580000040700000	ERF 407 of UMTENTWENI	ABINGDON ROAD 1	2,022	Residential	R970,000	
N0ET03580000040900000	ERF 409 of UMTENTWENI	ABINGDON ROAD 3	2,027	Residential	R940,000	
N0ET03580000041000000	ERF 410 of UMTENTWENI	ABINGDON ROAD 5	8,225	Residential	R1,850,000	
N0ET03580000041000001	Portion 1 of ERF 410 of UMTENTWENI	ABINGDON ROAD 7	1,929	Residential	R894,000	
N0ET03580000041600000	ERF 416 of UMTENTWENI	IBIS ROAD 27	6,625	Residential	R1,430,000	
N0ET03580000041600001	Portion 1 of ERF 416 of UMTENTWENI	STAPLETON ROAD 26	2,933	Residential	R1,479,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI  
Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000041700000	ERF 417 of UMTENTWENI	IBIS ROAD 25	3,051	Residential	R2,236,000	
N0ET03580000041800000	ERF 418 of UMTENTWENI	STAPLETON ROAD 20	2,908	Residential	R1,102,000	
N0ET03580000041800001	Portion 1 of ERF 418 of UMTENTWENI	STAPLETON ROAD 20	2,008	Residential	R751,000	
N0ET03580000041900000	ERF 419 of UMTENTWENI	STAPLETON ROAD 22	3,261	Residential	R1,004,000	
N0ET03580000042000000	ERF 420 of UMTENTWENI	STAPLETON ROAD 24	2,210	Residential	R1,027,000	
N0ET03580000042100000	ERF 421 of UMTENTWENI	STAPLETON ROAD 30-1	27,332	Residential	R1,762,000	
N0ET03580000042100026	Portion 26 of ERF 421 of UMTENTWENI	STAPLETON ROAD 28	27,145	Vacant Land	R962,000	
N0ET03580000042100027	Portion 27 of ERF 421 of UMTENTWENI	MDONI ROAD	12,983	Residential	R0	Now SS KIEPERSOL
N0ET03580000042200000	ERF 422 of UMTENTWENI	STAPLETON ROAD 31	7,368	Residential	R1,416,000	
N0ET03580000042200001	Portion 1 of ERF 422 of UMTENTWENI	STAPLETON ROAD 33	1,775	Residential	R1,028,000	
N0ET03580000042200002	Portion 2 of ERF 422 of UMTENTWENI	STAPLETON ROAD 29	2,183	Residential	R1,223,000	
N0ET03580000042200003	Portion 3 of ERF 422 of UMTENTWENI	STAPLETON ROAD 27	2,199	Residential	R1,168,000	
N0ET03580000042300000	ERF 423 of UMTENTWENI	PALM AVENUE 3	12,268	Residential	R2,500,000	
N0ET03580000042400000	ERF 424 of UMTENTWENI	MDONI ROAD 5	4,041	Residential	R1,475,000	
N0ET03580000042500000	ERF 425 of UMTENTWENI	MDONI ROAD 3	4,941	Residential	R2,182,000	
N0ET03580000042500001	Portion 1 of ERF 425 of UMTENTWENI	MDONI ROAD 3	3,999	Residential	R1,200,000	
N0ET03580000042600000	ERF 426 of UMTENTWENI	MDONI ROAD 6A	2,906	Residential	R1,529,000	
N0ET03580000042600001	Portion 1 of ERF 426 of UMTENTWENI	MDONI ROAD 6	2,069	Residential	R1,225,000	
N0ET03580000042900000	ERF 429 of UMTENTWENI	MDONI ROAD 12	4,168	Residential	R1,873,000	
N0ET03580000043000000	ERF 430 of UMTENTWENI	MDONI ROAD 14	3,775	Residential	R940,000	
N0ET03580000043300000	ERF 433 of UMTENTWENI	MDONI ROAD 18	3,450	Residential	R1,291,000	
N0ET03580000043400000	ERF 434 of UMTENTWENI	MDONI ROAD 20	3,406	Residential	R1,140,000	

\* Due to the POPI Act, Ownership details has been removed for public display.



# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000043500000	ERF 435 of UMTENTWENI	MDONI ROAD 22	3,396	Residential	R1,160,000	
N0ET03580000043600000	ERF 436 of UMTENTWENI	KIEPERSOL LANE 14	3,727	Residential	R1,141,000	
N0ET03580000043700000	ERF 437 of UMTENTWENI	KIEPERSOL LANE 12	3,491	Residential	R940,000	
N0ET03580000043800000	ERF 438 of UMTENTWENI	KIEPERSOL LANE 10	3,725	Residential	R1,860,000	
N0ET03580000043900000	ERF 439 of UMTENTWENI	KIEPERSOL LANE 8	3,906	Residential	R1,237,000	
N0ET03580000044000000	ERF 440 of UMTENTWENI	KIEPERSOL LANE 4	1,975	Residential	R1,301,000	
N0ET03580000044000001	Portion 1 of ERF 440 of UMTENTWENI	KIEPERSOL LANE 6	2,001	Residential	R925,000	
N0ET03580000044100000	ERF 441 of UMTENTWENI	KIEPERSOL LANE 2	2,861	Residential	R1,396,000	
N0ET03580000044100001	Portion 1 of ERF 441 of UMTENTWENI	KIEPERSOL LANE 2 B	2,042	Residential	R1,285,000	
N0ET03580000044200000	ERF 442 of UMTENTWENI	MDONI ROAD 16 B	3,106	Residential	R1,266,000	
N0ET03580000044200001	Portion 1 of ERF 442 of UMTENTWENI	MDONI ROAD 16	2,230	Residential	R949,000	
N0ET03580000044200002	Portion 2 of ERF 442 of UMTENTWENI	MDONI ROAD 16	2,330	Residential	R1,094,000	
N0ET03580000044300000	ERF 443 of UMTENTWENI	STAPLETON ROAD 34	36,356	Residential	R4,040,000	
N0ET03580000044300001	Portion 1 of ERF 443 of UMTENTWENI		2,230	Vacant Land	R0	
N0ET03580000044500000	ERF 445 of UMTENTWENI		8,976	Vacant Land	R0	
N0ET03580000044900000	ERF 449 of UMTENTWENI		63,747	Residential	R0	Now SS EDEN PARK
N0ET03580000044900001	Portion 1 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 3	1,992	Residential	R1,059,000	
N0ET03580000044900002	Portion 2 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 1	2,290	Residential	R837,000	
N0ET03580000044900003	Portion 3 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 2	3,211	Vacant Land	R328,000	
N0ET03580000044900004	Portion 4 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 4	2,990	Residential	R1,280,000	
N0ET03580000044900005	Portion 5 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 6	2,995	Residential	R1,590,000	
N0ET03580000044900006	Portion 6 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 8	2,993	Residential	R1,295,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

PAGE NUMBER 24

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000044900007	Portion 7 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 10	3,148	Residential	R1,287,000	
N0ET03580000044900008	Portion 8 of ERF 449 of UMTENTWENI	OLD ST FAITHS ROAD 79	8,499	Residential	R1,820,000	
N0ET03580000044900009	Portion 9 of ERF 449 of UMTENTWENI		3,542	Vacant Land	R0	
N0ET03580000044900010	Portion 10 of ERF 449 of UMTENTWENI		42	Vacant Land	R0	
N0ET03580000044900011	Portion 11 of ERF 449 of UMTENTWENI		89	Vacant Land	R0	
N0ET03580000044900012	Portion 12 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 7	2,220	Residential	R889,000	
N0ET03580000044900013	Portion 13 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 5	2,000	Residential	R753,000	
N0ET03580000044900014	Portion 14 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 9	2,019	Residential	R918,000	
N0ET03580000044900015	Portion 15 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 11	2,034	Residential	R1,014,000	
N0ET03580000044900016	Portion 16 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 13	2,068	Residential	R1,080,000	
N0ET03580000044900017	Portion 17 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 15	2,031	Residential	R900,000	
N0ET03580000044900018	Portion 18 of ERF 449 of UMTENTWENI	EDEN VALLEY ROAD 17	2,026	Residential	R993,000	
N0ET03580000044900021	Portion 21 of ERF 449 of UMTENTWENI		4,029	Residential	R0	Now SS EDEN VALLEY MEWS
N0ET03580000045000000	ERF 450 of UMTENTWENI		57,456	Agricultural	R0	Valued With Portion 1 of 3239 of LOUISIANA
N0ET03580000045000002	Portion 2 of ERF 450 of UMTENTWENI	RETHMAN DRIVE	15,298	Vacant Land	R1,000	
N0ET03580000045000003	Portion 3 of ERF 450 of UMTENTWENI	RETHMAN DRIVE	11,324	Public Benefit Organization	R2,058,000	
N0ET03580000045300000	ERF 453 of UMTENTWENI	OFF NATIONAL ROAD	480,778	Business and Commercial	R10,829,000	
N0ET03580000045400000	ERF 454 of UMTENTWENI	ROYSTON LANE 7	2,235	Residential	R1,127,000	
N0ET03580000045400001	Portion 1 of ERF 454 of UMTENTWENI	ROYSTON LANE 12	2,155	Residential	R1,139,000	
N0ET03580000045400002	Portion 2 of ERF 454 of UMTENTWENI	ROYSTON LANE 11	2,040	Residential	R1,434,000	
N0ET03580000045400003	Portion 3 of ERF 454 of UMTENTWENI	ROYSTON LANE 10A	2,027	Residential	R1,532,000	
N0ET03580000045400004	Portion 4 of ERF 454 of UMTENTWENI	ROYSTON LANE 9	2,026	Residential	R1,630,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000045400005	Portion 5 of ERF 454 of UMTENTWENI	ROYSTON LANE 8	2,133	Residential	R1,518,000	
N0ET03580000045500000	ERF 455 of UMTENTWENI	RASPBERRY LANE 13	7,815	Residential	R2,916,000	
N0ET03580000045600001	Portion 1 of ERF 456 of UMTENTWENI	RASPBERRY LANE 5	2,102	Residential	R1,359,000	
N0ET03580000045600002	Portion 2 of ERF 456 of UMTENTWENI	RASPBERRY LANE 7	2,105	Residential	R1,318,000	
N0ET03580000045600003	Portion 3 of ERF 456 of UMTENTWENI	RASPBERRY LANE 9	2,210	Public Benefit Organization	R1,070,000	
N0ET03580000045600004	Portion 4 of ERF 456 of UMTENTWENI	RASPBERRY LANE 11	2,887	Residential	R1,510,000	
N0ET03580000045900000	ERF 459 of UMTENTWENI	OLD ST FAITHS ROAD 78-1	6,519	Residential	R1,800,000	
N0ET03580000045900004	Portion 4 of ERF 459 of UMTENTWENI	OLD ST FAITHS ROAD	2,947	Residential	R1,237,000	
N0ET03580000046000000	ERF 460 of UMTENTWENI	ROYSTON LANE 6	2,134	Residential	R1,113,000	
N0ET03580000046000001	Portion 1 of ERF 460 of UMTENTWENI	ROYSTON LANE 6	2,722	Residential	R1,185,000	
N0ET03580000046100001	Portion 1 of ERF 461 of UMTENTWENI	ROYSTON LANE 4	1,800	Vacant Land	R320,000	
N0ET03580000046100002	Portion 2 of ERF 461 of UMTENTWENI	ROYSTON LANE 4	1,800	Residential	R1,047,000	
N0ET03580000046100003	Portion 3 of ERF 461 of UMTENTWENI	RASPBERRY LANE 3	3,698	Residential	R1,180,000	
N0ET03580000046200000	ERF 462 of UMTENTWENI	OLD ST FAITHS ROAD 76-2	14,135	Residential	R2,090,000	
N0ET03580000046300000	ERF 463 of UMTENTWENI	RASPBERRY LANE 6a	4,744	Residential	R1,545,000	
N0ET03580000046300001	Portion 1 of ERF 463 of UMTENTWENI	RASPBERRY LANE 4	3,736	Residential	R1,230,000	
N0ET03580000046300002	Portion 2 of ERF 463 of UMTENTWENI	RASPBERRY LANE 6	2,289	Residential	R1,390,000	
N0ET03580000046300003	Portion 3 of ERF 463 of UMTENTWENI	RASPBERRY LANE 6	3,033	Residential	R980,000	
N0ET03580000046400000	ERF 464 of UMTENTWENI	RASPBERRY LANE 8	4,983	Residential	R1,010,000	
N0ET03580000046400001	Portion 1 of ERF 464 of UMTENTWENI	RASPBERRY LANE 8	2,605	Residential	R1,340,000	
N0ET03580000046500000	ERF 465 of UMTENTWENI	RASPBERRY LANE 12	9,718	Residential	R1,180,000	
N0ET03580000046500001	Portion 1 of ERF 465 of UMTENTWENI	RASPBERRY LANE 10	2,256	Residential	R959,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000046500005	Portion 5 of ERF 465 of UMTENTWENI	RASPBERRY LANE 14	3,216	Vacant Land	R160,000	
N0ET03580000046600000	ERF 466 of UMTENTWENI	RASPBERRY LANE 26	18,175	Residential	R3,770,000	
N0ET03580000046600001	Portion 1 of ERF 466 of UMTENTWENI	RASPBERRY LANE 16	3,865	Residential	R904,000	
N0ET03580000046600002	Portion 2 of ERF 466 of UMTENTWENI	RASPBERRY LANE 18	4,408	Residential	R561,000	
N0ET03580000046600003	Portion 3 of ERF 466 of UMTENTWENI	RASPBERRY LANE 20	5,297	Residential	R825,000	
N0ET03580000046600004	Portion 4 of ERF 466 of UMTENTWENI	RASPBERRY LANE 22	7,102	Vacant Land	R514,000	
N0ET03580000046600005	Portion 5 of ERF 466 of UMTENTWENI	RASPBERRY LANE 24	7,902	Residential	R1,542,000	
N0ET03580000046600006	Portion 6 of ERF 466 of UMTENTWENI	RASPBERRY LANE 30	2,168	Residential	R962,000	
N0ET03580000046600007	Portion 7 of ERF 466 of UMTENTWENI	RASPBERRY LANE 32	2,325	Residential	R1,016,000	
N0ET03580000046600008	Portion 8 of ERF 466 of UMTENTWENI	RASPBERRY LANE 34	2,354	Residential	R1,150,000	
N0ET03580000047200000	ERF 472 of UMTENTWENI		1,713	Municipal	R0	
N0ET03580000047200001	Portion 1 of ERF 472 of UMTENTWENI	TAPLIN ROAD 1	2,020	Residential	R1,075,000	
N0ET03580000047200002	Portion 2 of ERF 472 of UMTENTWENI	TAPLIN ROAD 3	2,000	Residential	R1,460,000	
N0ET03580000047200003	Portion 3 of ERF 472 of UMTENTWENI	TAPLIN ROAD 4	2,245	Residential	R1,550,000	
N0ET03580000047200004	Portion 4 of ERF 472 of UMTENTWENI	TAPLIN ROAD 2	2,664	Residential	R1,061,000	
N0ET03580000047200005	Portion 5 of ERF 472 of UMTENTWENI	OLD ST FAITHS ROAD 70	2,087	Residential	R1,072,000	
N0ET03580000047300000	ERF 473 of UMTENTWENI	OLD ST FAITHS ROAD 74	3,210	Residential	R1,477,000	
N0ET03580000047300001	Portion 1 of ERF 473 of UMTENTWENI	OLD ST FAITHS ROAD 74	2,000	Residential	R1,067,000	
N0ET03580000047300002	Portion 2 of ERF 473 of UMTENTWENI	OLD ST FAITHS ROAD 74	2,000	Residential	R1,246,000	
N0ET03580000047300012	Portion 12 of ERF 473 of UMTENTWENI	TAPLIN ROAD 26	3,692	Residential	R1,200,000	
N0ET03580000047300013	Portion 13 of ERF 473 of UMTENTWENI	TAPLIN ROAD 11	2,016	Residential	R1,317,000	
N0ET03580000047300014	Portion 14 of ERF 473 of UMTENTWENI	OLD SAINT FAITHS RD 74	2,089	Residential	R940,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000047300015	Portion 15 of ERF 473 of UMTENTWENI	OLD ST FAITHS ROAD 74	4,058	Residential	R1,160,000	
N0ET03580000047300020	Portion 20 of ERF 473 of UMTENTWENI	TAPLIN RD 28	2,776	Residential	R1,195,000	
N0ET03580000047400000	ERF 474 of UMTENTWENI	OLD ST FAITHS ROAD 77	17,712	Residential	R2,341,000	
N0ET03580000047400001	Portion 1 of ERF 474 of UMTENTWENI	OLD ST FAITHS ROAD	3,622	Residential	R1,265,000	
N0ET03580000047500000	ERF 475 of UMTENTWENI	OLD ST FAITHS ROAD 75	2,157	Vacant Land	R392,000	
N0ET03580000047600000	ERF 476 of UMTENTWENI		7,083	Municipal	R0	
N0ET03580000047600001	Portion 1 of ERF 476 of UMTENTWENI	MILTON ROAD 5	1,858	Residential	R904,000	
N0ET03580000047600002	Portion 2 of ERF 476 of UMTENTWENI	OLD ST FAITHS ROAD 68	1,859	Residential	R1,350,000	
N0ET03580000047600003	Portion 3 of ERF 476 of UMTENTWENI	MILTON ROAD 1	2,237	Residential	R1,294,000	
N0ET03580000047600004	Portion 4 of ERF 476 of UMTENTWENI	MILTON ROAD 2	2,076	Residential	R1,001,000	
N0ET03580000047600005	Portion 5 of ERF 476 of UMTENTWENI	MILTON ROAD 4	2,101	Residential	R1,353,000	
N0ET03580000047600006	Portion 6 of ERF 476 of UMTENTWENI	MILTON ROAD 6	2,015	Residential	R1,062,000	
N0ET03580000047600007	Portion 7 of ERF 476 of UMTENTWENI	MILTON ROAD 8	2,006	Residential	R1,071,000	
N0ET03580000047600008	Portion 8 of ERF 476 of UMTENTWENI	MILTON ROAD 15	4,065	Residential	R1,045,000	
N0ET03580000047600009	Portion 9 of ERF 476 of UMTENTWENI	MILTON ROAD 13	5,108	Residential	R1,250,000	
N0ET03580000047600010	Portion 10 of ERF 476 of UMTENTWENI	MILTON ROAD 7	3,046	Residential	R1,344,000	
N0ET03580000047600011	Portion 11 of ERF 476 of UMTENTWENI	MILTON ROAD 9	3,049	Residential	R1,040,000	
N0ET03580000047600012	Portion 12 of ERF 476 of UMTENTWENI	MILTON ROAD 11	2,021	Residential	R956,000	
N0ET03580000047600013	Portion 13 of ERF 476 of UMTENTWENI	MILTON ROAD 7	3,944	Municipal	R351,000	
N0ET03580000047700000	ERF 477 of UMTENTWENI	SURTEES PLACE 5	2,973	Residential	R1,257,000	
N0ET03580000047700001	Portion 1 of ERF 477 of UMTENTWENI	MILTON ROAD 10	5,118	Residential	R1,220,000	
N0ET03580000047800000	ERF 478 of UMTENTWENI	SURTEES PLACE 4	3,475	Vacant Land	R349,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI  
Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000047900000	ERF 479 of UMTENTWENI	SURTEES PLACE 3	4,572	Residential	R1,480,000	
N0ET03580000048000000	ERF 480 of UMTENTWENI	SURTEES PLACE 2	4,779	Residential	R1,259,000	
N0ET03580000048100000	ERF 481 of UMTENTWENI	SURTEES PLACE 1-64	2,309	Residential	R1,195,000	
N0ET03580000048100001	Portion 1 of ERF 481 of UMTENTWENI	OLD ST FAITHS ROAD 64	2,907	Residential	R1,010,000	
N0ET03580000048200000	ERF 482 of UMTENTWENI	SURTEES PLACE 7	6,836	Residential	R1,410,000	
N0ET03580000048200001	Portion 1 of ERF 482 of UMTENTWENI	OLD ST FAITHS ROAD 66	2,164	Residential	R899,000	
N0ET03580000048200002	Portion 2 of ERF 482 of UMTENTWENI	SURTEES PLACE 6	4,003	Residential	R1,358,000	
N0ET03580000048300000	ERF 483 of UMTENTWENI	OLD ST FAITHS ROAD 67	8,137	Residential	R1,430,000	
N0ET03580000048300003	Portion 3 of ERF 483 of UMTENTWENI	OLD ST FAITHS ROAD 67	2,000	Residential	R1,600,000	
N0ET03580000048300004	Portion 4 of ERF 483 of UMTENTWENI	OLD ST FAITHS ROAD 67	1,999	Residential	R1,484,000	
N0ET03580000048400000	ERF 484 of UMTENTWENI	OLD ST FAITHS ROAD 69	2,122	Residential	R1,181,000	
N0ET03580000048400001	Portion 1 of ERF 484 of UMTENTWENI	OLD ST FAITHS ROAD 69	2,292	Residential	R1,306,000	
N0ET03580000048500000	ERF 485 of UMTENTWENI	MKHUHLWA CRESCENT 18-71	4,724	Residential	R1,150,000	
N0ET03580000048600001	Portion 1 of ERF 486 of UMTENTWENI	MKHUHLWA CRESCENT 14	2,024	Residential	R1,339,000	
N0ET03580000048600002	Portion 2 of ERF 486 of UMTENTWENI	MKHUHLWA CRESCENT 12	2,024	Residential	R1,338,000	
N0ET03580000048600003	Portion 3 of ERF 486 of UMTENTWENI	MKHUHLWA CRESCENT 10	2,023	Residential	R1,226,000	
N0ET03580000048600005	Portion 5 of ERF 486 of UMTENTWENI	MKHUHLWA CRESCENT 16	4,099	Residential	R1,170,000	
N0ET03580000048700000	ERF 487 of UMTENTWENI	MKHUHLWA CRESCENT 25	8,910	Residential	R1,750,000	
N0ET03580000048700003	Portion 3 of ERF 487 of UMTENTWENI	MKHUHLWA CRESCENT 19	5,325	Residential	R1,555,000	
N0ET03580000048800000	ERF 488 of UMTENTWENI		1,601	Vacant Land	R0	
N0ET03580000048800001	Portion 1 of ERF 488 of UMTENTWENI	BIRD LANE 6	2,000	Residential	R1,282,000	
N0ET03580000048800002	Portion 2 of ERF 488 of UMTENTWENI	BIRD LANE 8	2,091	Residential	R1,133,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000048800003	Portion 3 of ERF 488 of UMTENTWENI	MDONI ROAD 1	2,224	Residential	R1,216,000	
N0ET03580000048800004	Portion 4 of ERF 488 of UMTENTWENI	MDONI ROAD 1	2,146	Residential	R1,279,000	
N0ET03580000048800005	Portion 5 of ERF 488 of UMTENTWENI	OLD ST FAITHS ROAD 75	2,349	Vacant Land	R400,000	
N0ET03580000048800006	Portion 6 of ERF 488 of UMTENTWENI	OLD ST FAITHS ROAD 75	4,451	Residential	R2,300,000	
N0ET03580000048900000	ERF 489 of UMTENTWENI		13,392	Residential	R0	Now SS MDONI RIDGE
N0ET03580000048900003	Portion 3 of ERF 489 of UMTENTWENI	MDONI ROAD 2	3,074	Residential	R1,631,000	
N0ET03580000049000000	ERF 490 of UMTENTWENI		1,795	Municipal	R0	
N0ET03580000049100000	ERF 491 of UMTENTWENI		13,664	Municipal	R0	
N0ET03580000049100001	Portion 1 of ERF 491 of UMTENTWENI		914	Vacant Land	R0	
N0ET03580000049300000	ERF 493 of UMTENTWENI	OLD ST FAITHS ROAD 65	2,000	Residential	R1,485,000	
N0ET03580000049300001	Portion 1 of ERF 493 of UMTENTWENI	OLD ST FAITHS ROAD 65	2,047	Residential	R1,815,000	
N0ET03580000049400000	ERF 494 of UMTENTWENI	EDINBURGH ROAD 5	2,063	Residential	R1,150,000	
N0ET03580000049500000	ERF 495 of UMTENTWENI	EDINBURGH ROAD 2-14	2,568	Residential	R1,410,000	
N0ET03580000049600000	ERF 496 of UMTENTWENI	EDINBURGH ROAD 4-23	3,218	Residential	R1,450,000	
N0ET03580000049700000	ERF 497 of UMTENTWENI	PARK ROAD 21	3,257	Residential	R1,200,000	
N0ET03580000049800000	ERF 498 of UMTENTWENI	AUBEN ROAD 12	2,789	Residential	R1,320,000	
N0ET03580000049900000	ERF 499 of UMTENTWENI	AUBEN ROAD 10	3,155	Residential	R1,200,000	
N0ET03580000050000000	ERF 500 of UMTENTWENI	PARK ROAD 19	3,270	Residential	R1,290,000	
N0ET03580000050100000	ERF 501 of UMTENTWENI	PARK ROAD 17	3,267	Residential	R1,583,000	
N0ET03580000050200000	ERF 502 of UMTENTWENI	AUBEN ROAD 8	3,372	Residential	R1,270,000	
N0ET03580000050300000	ERF 503 of UMTENTWENI	AUBEN ROAD 6	2,198	Residential	R1,250,000	
N0ET03580000050300001	Portion 1 of ERF 503 of UMTENTWENI	HOE PLACE 2	3,002	Residential	R1,362,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI

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Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000050400000	ERF 504 of UMTENTWENI	HOE PLACE 1-15	3,466	Residential	R1,700,000	
N0ET03580000050700000	ERF 507 of UMTENTWENI	HOE PLACE 3	4,757	Residential	R1,116,000	
N0ET03580000050700001	Portion 1 of ERF 507 of UMTENTWENI	AUBEN ROAD 4	2,000	Residential	R2,700,000	
N0ET03580000050700002	Portion 2 of ERF 507 of UMTENTWENI	AUBEN ROAD 2	2,000	Residential	R1,220,000	
N0ET03580000050800000	ERF 508 of UMTENTWENI	MICHWOOD ROAD 17-2	2,023	Residential	R1,041,000	
N0ET03580000050900000	ERF 509 of UMTENTWENI	MICHWOOD ROAD 19	2,176	Residential	R1,215,000	
N0ET03580000050900001	Portion 1 of ERF 509 of UMTENTWENI	HOE PLACE 4	4,405	Residential	R1,825,000	
N0ET03580000051500000	ERF 515 of UMTENTWENI	PARK ROAD 9-25	4,047	Residential	R1,300,000	
N0ET03580000051700000	ERF 517 of UMTENTWENI	MICHWOOD ROAD 38	2,306	Residential	R1,261,000	
N0ET03580000052000000	ERF 520 of UMTENTWENI	MICHWOOD ROAD 34	2,236	Residential	R1,037,000	
N0ET03580000052100000	ERF 521 of UMTENTWENI	MICHWOOD ROAD 32	2,025	Residential	R1,080,000	
N0ET03580000052200000	ERF 522 of UMTENTWENI	MICHWOOD ROAD 30	2,131	Residential	R1,103,000	
N0ET03580000052300000	ERF 523 of UMTENTWENI	MICHWOOD ROAD 28	3,123	Residential	R1,668,000	
N0ET03580000052400000	ERF 524 of UMTENTWENI	MICHWOOD ROAD 26	2,025	Residential	R1,217,000	
N0ET03580000052500000	ERF 525 of UMTENTWENI	MICHWOOD ROAD 24	2,025	Residential	R1,079,000	
N0ET03580000052700000	ERF 527 of UMTENTWENI	MICHWOOD ROAD 15	2,447	Residential	R1,163,000	
N0ET03580000052700001	Portion 1 of ERF 527 of UMTENTWENI	MICHWOOD ROAD 15	1,809	Residential	R1,240,000	
N0ET03580000052800000	ERF 528 of UMTENTWENI	MICHWOOD ROAD 13	8,094	Residential	R1,850,000	
N0ET03580000052900000	ERF 529 of UMTENTWENI	UMSINSI PLACE 2	2,023	Residential	R900,000	
N0ET03580000053000000	ERF 530 of UMTENTWENI	UMSINSI PLACE 3	2,197	Residential	R1,135,000	
N0ET03580000053100000	ERF 531 of UMTENTWENI	UMSINSI PLACE 4	1,920	Residential	R1,158,000	
N0ET03580000053200000	ERF 532 of UMTENTWENI	UMSINSI PLACE 5	1,917	Residential	R1,090,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000053300000	ERF 533 of UMTENTWENI	MICHWOOD ROAD 7	2,146	Residential	R1,474,000	
N0ET03580000053400000	ERF 534 of UMTENTWENI	MICHWOOD ROAD 9	1,590	Residential	R963,000	
N0ET03580000053500000	ERF 535 of UMTENTWENI	MAIN ROAD 535	889	Vacant Land	R1,000	
N0ET03580000053600000	ERF 536 of UMTENTWENI	MICHWOOD ROAD 11-1	1,998	Residential	R1,319,000	
N0ET03580000053700000	ERF 537 of UMTENTWENI	MICHWOOD ROAD 18	4,322	Residential	R1,410,000	
N0ET03580000053700001	Portion 1 of ERF 537 of UMTENTWENI	MICHWOOD ROAD 20	2,064	Residential	R1,064,000	
N0ET03580000053700002	Portion 2 of ERF 537 of UMTENTWENI	MICHWOOD ROAD 16	2,594	Residential	R1,179,000	
N0ET03580000053700003	Portion 3 of ERF 537 of UMTENTWENI	MICHWOOD ROAD 14	2,145	Residential	R1,093,000	
N0ET03580000053700004	Portion 4 of ERF 537 of UMTENTWENI	MICHWOOD ROAD 12	2,203	Residential	R951,000	
N0ET03580000053700005	Portion 5 of ERF 537 of UMTENTWENI	MICHWOOD ROAD 18A	4,330	Residential	R1,250,000	
N0ET03580000053800000	ERF 538 of UMTENTWENI	PARK ROAD 5	8,526	Vacant Land	R447,000	
N0ET03580000053900000	ERF 539 of UMTENTWENI	PARK ROAD 7	2,023	Residential	R1,350,000	
N0ET03580000054000000	ERF 540 of UMTENTWENI	PARK ROAD 3	8,309	Residential	R1,735,000	
N0ET03580000054100000	ERF 541 of UMTENTWENI	LYNDELL LANE 2	3,635	Residential	R1,425,000	
N0ET03580000054100001	Portion 1 of ERF 541 of UMTENTWENI	LYNDELL LANE 3	4,793	Residential	R1,060,000	
N0ET03580000054200000	ERF 542 of UMTENTWENI	Erf 542 of UMTENTWENI	42,094	Business and Commercial	R2,171,000	
N0ET03580000054300000	ERF 543 of UMTENTWENI	MGAZI AVENUE 17	2,955	Residential	R1,237,000	
N0ET03580000054300001	Portion 1 of ERF 543 of UMTENTWENI	MGAZI AVENUE 17	2,044	Residential	R1,384,000	
N0ET03580000054300002	Portion 2 of ERF 543 of UMTENTWENI	MGAZI AVENUE 17	1,961	Residential	R1,234,000	
N0ET03580000054400004	Portion 4 of ERF 544 of UMTENTWENI	MICHWOOD ROAD 4	2,057	Residential	R1,236,000	
N0ET03580000054400005	Portion 5 of ERF 544 of UMTENTWENI	MICHWOOD ROAD 2-9	2,101	Residential	R1,046,000	
N0ET03580000054400008	Portion 8 of ERF 544 of UMTENTWENI		7,358	Residential	R0	Now SS NTILINI PARK

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000054500000	ERF 545 of UMTENTWENI		2,444	Municipal	R0	
N0ET03580000054600000	ERF 546 of UMTENTWENI	UMTHOMBE PLACE 1	2,075	Residential	R1,332,000	
N0ET03580000054700000	ERF 547 of UMTENTWENI	UMTHOMBE PLACE 2	2,023	Residential	R1,270,000	
N0ET03580000054800000	ERF 548 of UMTENTWENI	UMTHOMBE PLACE 4	2,027	Residential	R1,170,000	
N0ET03580000054900000	ERF 549 of UMTENTWENI	UMTHOMBE PLACE 5	3,381	Residential	R2,420,000	
N0ET03580000055000000	ERF 550 of UMTENTWENI	UMTHOMBE PLACE 6-5	2,025	Residential	R846,000	
N0ET03580000055100000	ERF 551 of UMTENTWENI	MICHWOOD ROAD 3	2,024	Residential	R1,227,000	
N0ET03580000055200000	ERF 552 of UMTENTWENI	MICHWOOD ROAD 1	2,024	Residential	R978,000	
N0ET03580000055300000	ERF 553 of UMTENTWENI	MGAZI AVENUE 5	3,142	Vacant Land	R380,000	
N0ET03580000055400000	ERF 554 of UMTENTWENI	MGAZI AVENUE 3	5,296	Multiple Purpose	R1,200,000	Refer to Multiple Purpose Roll for Splits
N0ET03580000055500000	ERF 555 of UMTENTWENI		98	Vacant Land	R0	
N0ET03580000055700000	ERF 557 of UMTENTWENI	MGAZI AVENUE 1	3,952	Vacant Land	R350,000	
N0ET03580000055800000	ERF 558 of UMTENTWENI	UMTHOMBE PLACE 3	4,056	Residential	R1,025,000	
N0ET03580000055900000	ERF 559 of UMTENTWENI	MGAZI AVENUE	38,097	Municipal	R1,526,000	
N0ET03580000056000000	ERF 560 of UMTENTWENI	ABINGDON ROAD 4	18,615	Municipal	R2,362,000	
N0ET03580000056100000	ERF 561 of UMTENTWENI	ABINGDON ROAD 4	1,619	Municipal	R316,000	
N0ET03580000056200000	ERF 562 of UMTENTWENI	ABINGDON ROAD 2	7,235	Business and Commercial	R12,651,000	
N0ET03580000056400000	ERF 564 of UMTENTWENI	MGAZI AVENUE	2,128	Municipal	R412,000	
N0ET03580000056500000	ERF 565 of UMTENTWENI	MGAZI AVENUE 2	2,378	Residential	R900,000	
N0ET03580000056500001	Portion 1 of ERF 565 of UMTENTWENI	OLD ST FAITHS ROAD 1	2,234	Residential	R1,845,000	
N0ET03580000056700000	ERF 567 of UMTENTWENI	MGAZI AVENUE 4A	3,994	Residential	R1,987,000	
N0ET03580000056700001	Portion 1 of ERF 567 of UMTENTWENI	MGAZI AVENUE 4	2,048	Vacant Land	R420,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI

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Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000056900000	ERF 569 of UMTENTWENI	MGAZI AVENUE 6	7,792	Residential	R2,048,000	
N0ET03580000057100000	ERF 571 of UMTENTWENI	MGAZI AVENUE 8	5,069	Residential	R1,927,000	
N0ET03580000057100001	Portion 1 of ERF 571 of UMTENTWENI	MGAZI AVENUE 8	4,566	Residential	R2,351,000	
N0ET03580000057200000	ERF 572 of UMTENTWENI	NOT SUPPLIED 572	939	Municipal	R1,000	
N0ET03580000057600002	Portion 2 of ERF 576 of UMTENTWENI	CHAKAS ROAD 4	2,000	Residential	R888,000	
N0ET03580000057600003	Portion 3 of ERF 576 of UMTENTWENI	CHAKAS ROAD 8	2,095	Residential	R1,056,000	
N0ET03580000057600004	Portion 4 of ERF 576 of UMTENTWENI	CHAKAS ROAD 4B	2,000	Residential	R1,530,000	
N0ET03580000057700000	ERF 577 of UMTENTWENI	CHAKAS ROAD 2-14A	4,593	Residential	R1,922,000	
N0ET03580000057700001	Portion 1 of ERF 577 of UMTENTWENI	MGAZI AVENUE 14	1,864	Residential	R1,187,000	
N0ET03580000057700002	Portion 2 of ERF 577 of UMTENTWENI	CHAKAS ROAD 4	1,895	Residential	R967,000	
N0ET03580000057800000	ERF 578 of UMTENTWENI	MGAZI AVENUE 16	4,616	Residential	R1,693,000	
N0ET03580000057900000	ERF 579 of UMTENTWENI	CHAKAS ROAD 1	4,064	Residential	R1,684,000	
N0ET03580000058000001	Portion 1 of ERF 580 of UMTENTWENI	CHAKAS ROAD 3	2,000	Residential	R1,295,000	
N0ET03580000058000002	Portion 2 of ERF 580 of UMTENTWENI	CHAKAS ROAD 3	2,051	Residential	R1,480,000	
N0ET03580000058100000	ERF 581 of UMTENTWENI	CHAKAS ROAD 5	2,183	Residential	R1,190,000	
N0ET03580000058100001	Portion 1 of ERF 581 of UMTENTWENI	CHAKAS ROAD 5	1,864	Residential	R975,000	
N0ET03580000058400000	ERF 584 of UMTENTWENI	OLD ST FAITHS ROAD 23-7	8,078	Residential	R3,337,000	
N0ET03580000058500000	ERF 585 of UMTENTWENI	CHAKAS ROAD 9	4,059	Residential	R2,186,000	
N0ET03580000058600000	ERF 586 of UMTENTWENI	CHAKAS ROAD 11	2,192	Residential	R1,281,000	
N0ET03580000058600001	Portion 1 of ERF 586 of UMTENTWENI	CHAKAS ROAD 11	1,855	Residential	R995,000	
N0ET03580000058700000	ERF 587 of UMTENTWENI	CHAKAS ROAD 13	2,007	Residential	R1,236,000	
N0ET03580000058700001	Portion 1 of ERF 587 of UMTENTWENI	CHAKAS ROAD 15	2,040	Residential	R1,485,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000058800000	ERF 588 of UMTENTWENI		3,321	Residential	R0	Now SS PEACE COTTAGE
N0ET03580000059000000	ERF 590 of UMTENTWENI	OLD ST FAITHS ROAD 13	2,387	Residential	R2,023,000	
N0ET03580000059400000	ERF 594 of UMTENTWENI	OLD ST FAITHS ROAD 19	1,931	Business and Commercial	R1,435,000	
N0ET03580000059400002	Portion 2 of ERF 594 of UMTENTWENI	OLD ST FAITHS ROAD 19	2,001	Business and Commercial	R2,015,000	
N0ET03580000059500000	ERF 595 of UMTENTWENI	OLD ST FAITHS ROAD 21	4,047	Residential	R1,370,000	
N0ET03580000059600000	ERF 596 of UMTENTWENI	OLD ST FAITHS ROAD 25	4,047	Vacant Land	R700,000	
N0ET03580000059900000	ERF 599 of UMTENTWENI		8,100	Residential	R0	Now SS 27 OLD ST FAITH'S ROAD
N0ET03580000060000000	ERF 600 of UMTENTWENI	MGAZI AVENUE 18-29	6,849	Residential	R2,140,000	
N0ET03580000060100000	ERF 601 of UMTENTWENI	MGAZI AVENUE 21-31	3,915	Residential	R1,633,000	
N0ET03580000060200000	ERF 602 of UMTENTWENI	PARK ROAD 2-19	3,111	Residential	R1,507,000	
N0ET03580000060300000	ERF 603 of UMTENTWENI	OLD ST FAITHS ROAD 33	2,957	Residential	R1,446,000	
N0ET03580000060300003	Portion 3 of ERF 603 of UMTENTWENI	PARK ROAD 4	3,332	Residential	R1,352,000	
N0ET03580000060400000	ERF 604 of UMTENTWENI	OLD ST FAITHS ROAD 35	6,545	Residential	R1,660,000	
N0ET03580000060400001	Portion 1 of ERF 604 of UMTENTWENI	PARK ROAD 6	2,218	Residential	R1,370,000	
N0ET03580000060500000	ERF 605 of UMTENTWENI	OLD ST FAITHS ROAD 37	4,062	Residential	R2,520,000	
N0ET03580000060500001	Portion 1 of ERF 605 of UMTENTWENI	NORMAN AVENUE 2	2,131	Residential	R1,276,000	
N0ET03580000060500002	Portion 2 of ERF 605 of UMTENTWENI	NORMAN AVENUE 2	2,243	Residential	R948,000	
N0ET03580000060700002	Portion 2 of ERF 607 of UMTENTWENI	NORMAN AVENUE 6	2,074	Residential	R1,082,000	
N0ET03580000060900001	Portion 1 of ERF 609 of UMTENTWENI	NORMAN AVENUE 7	2,970	Vacant Land	R374,000	
N0ET03580000061000000	ERF 610 of UMTENTWENI	NORMAN AVENUE 5	4,061	Residential	R1,110,000	
N0ET03580000061100000	ERF 611 of UMTENTWENI	NORMAN AVENUE 3	2,030	Residential	R937,000	
N0ET03580000061100001	Portion 1 of ERF 611 of UMTENTWENI	NORMAN AVENUE 3A	2,017	Residential	R984,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI  
Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000061200000	ERF 612 of UMTENTWENI	PARK ROAD 8	2,060	Residential	R1,152,000	
N0ET03580000061300000	ERF 613 of UMTENTWENI	PARK ROAD 3-1	10,452	Residential	R2,070,000	
N0ET03580000061700000	ERF 617 of UMTENTWENI	PARK ROAD 10	15,578	Agricultural	R1,632,000	
N0ET03580000061800000	ERF 618 of UMTENTWENI	PARK ROAD 12	4,054	Residential	R1,560,000	
N0ET03580000061900000	ERF 619 of UMTENTWENI	PARK ROAD/OLD ST FAITHS ROAD 14	2,000	Residential	R840,000	
N0ET03580000061900002	Portion 2 of ERF 619 of UMTENTWENI	PARK ROAD 14A	2,047	Residential	R1,040,000	
N0ET03580000062000000	ERF 620 of UMTENTWENI	PARK ROAD 16	2,047	Residential	R929,000	
N0ET03580000062000001	Portion 1 of ERF 620 of UMTENTWENI	PARK ROAD 16	2,000	Residential	R1,025,000	
N0ET03580000062100001	Portion 1 of ERF 621 of UMTENTWENI	PARK ROAD 18	1,867	Residential	R1,109,000	
N0ET03580000062300000	ERF 623 of UMTENTWENI	PARK ROAD 20	3,059	Residential	R1,359,000	
N0ET03580000062400000	ERF 624 of UMTENTWENI	OLD ST FAITHS ROAD 61	4,047	Residential	R1,971,000	
N0ET03580000062500000	ERF 625 of UMTENTWENI	OLD ST FAITHS ROAD 52	5,342	Residential	R1,723,000	
N0ET03580000062500001	Portion 1 of ERF 625 of UMTENTWENI	OLD ST FAITHS ROAD 52	2,680	Residential	R1,408,000	
N0ET03580000062600000	ERF 626 of UMTENTWENI	OLD ST FAITHS ROAD 54	2,419	Residential	R1,418,000	
N0ET03580000062600001	Portion 1 of ERF 626 of UMTENTWENI	OLD ST FATHS ROAD 54	2,324	Residential	R1,253,000	
N0ET03580000062600002	Portion 2 of ERF 626 of UMTENTWENI	OLD ST FAITHS ROAD 54	2,029	Business and Commercial	R1,884,000	
N0ET03580000062700001	Portion 1 of ERF 627 of UMTENTWENI	OLD ST FAITHS ROAD 56C	2,492	Residential	R1,353,000	
N0ET03580000062700002	Portion 2 of ERF 627 of UMTENTWENI	OLD ST FAITHS ROAD 56B	2,128	Residential	R1,253,000	
N0ET03580000062700003	Portion 3 of ERF 627 of UMTENTWENI	OLD ST FAITHS ROAD 56A	2,094	Residential	R1,245,000	
N0ET03580000062700004	Portion 4 of ERF 627 of UMTENTWENI	OLD ST FAITHS ROAD 56	2,994	Residential	R1,291,000	
N0ET03580000062700005	Portion 5 of ERF 627 of UMTENTWENI	OLD ST FAITHS ROAD 56D	2,432	Residential	R1,050,000	
N0ET03580000062800000	ERF 628 of UMTENTWENI	OLD ST FAITHS ROAD 58	7,767	Residential	R2,110,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI

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Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000062900000	ERF 629 of UMTENTWENI	OLD ST FAITHS ROAD 60-1	5,260	Residential	R1,127,000	
N0ET03580000063000000	ERF 630 of UMTENTWENI	STOTT LANE 3	4,990	Residential	R1,332,000	
N0ET03580000063100000	ERF 631 of UMTENTWENI	OLD ST FAITHS ROAD 62	2,809	Residential	R1,320,000	
N0ET03580000063100001	Portion 1 of ERF 631 of UMTENTWENI	OLD ST FAITHS ROAD 62	2,000	Residential	R967,000	
N0ET03580000063200000	ERF 632 of UMTENTWENI		383,380	Municipal	R0	
N0ET03580000064400000	ERF 644 of UMTENTWENI	MDONI ROAD 10	5,559	Residential	R1,502,000	
N0ET03580000064400001	Portion 1 of ERF 644 of UMTENTWENI	MDONI ROAD 8	2,095	Residential	R1,102,000	
N0ET03580000064500000	ERF 645 of UMTENTWENI	MICHWOOD ROAD 36	4,105	Residential	R1,140,000	
N0ET03580000064600000	ERF 646 of UMTENTWENI		13,841	Residential	R0	Now SS LE VIGNE
N0ET03580000064600001	Portion 1 of ERF 646 of UMTENTWENI	MGAZI AVENUE 12	3,109	Residential	R1,443,000	
N0ET03580000064600002	Portion 2 of ERF 646 of UMTENTWENI	MGAZI AVENUE 10	2,313	Residential	R1,036,000	
N0ET03580000064600003	Portion 3 of ERF 646 of UMTENTWENI	MGAZI AVENUE 12	2,065	Residential	R1,314,000	
N0ET03580000064600006	Portion 6 of ERF 646 of UMTENTWENI	MGAZI AVENUE 10	2,576	Residential	R1,851,000	
N0ET03580000064700000	ERF 647 of UMTENTWENI	FOXON ROAD 15	2,186	Residential	R1,180,000	
N0ET03580000064800000	ERF 648 of UMTENTWENI	FOXON ROAD 13	1,981	Residential	R1,019,000	
N0ET03580000064900000	ERF 649 of UMTENTWENI	CANE ROAD 3	2,071	Residential	R1,234,000	
N0ET03580000065000000	ERF 650 of UMTENTWENI	FOXON ROAD 11	2,019	Residential	R1,262,000	
N0ET03580000065100000	ERF 651 of UMTENTWENI	FOXON ROAD 9	2,778	Residential	R1,233,000	
N0ET03580000065200000	ERF 652 of UMTENTWENI	FOXON ROAD 7	3,490	Residential	R1,195,000	
N0ET03580000065300000	ERF 653 of UMTENTWENI	FOXON ROAD 12	2,592	Residential	R1,136,000	
N0ET03580000065400000	ERF 654 of UMTENTWENI	FOXON ROAD 10	2,673	Residential	R1,374,000	
N0ET03580000065500000	ERF 655 of UMTENTWENI	SHRIKE PLACE 7	2,287	Residential	R1,514,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI  
 Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000065600000	ERF 656 of UMTENTWENI	SHRIKE PLACE 6	2,688	Residential	R1,288,000	
N0ET03580000065700000	ERF 657 of UMTENTWENI	SHRIKE PLACE 5	2,140	Residential	R927,000	
N0ET03580000065800000	ERF 658 of UMTENTWENI	SHRIKE PLACE 4	2,113	Residential	R1,045,000	
N0ET03580000065900000	ERF 659 of UMTENTWENI	SHRIKE PLACE 3	1,950	Residential	R1,037,000	
N0ET03580000066000000	ERF 660 of UMTENTWENI	SHRIKE PLACE 2	2,532	Residential	R1,045,000	
N0ET03580000066100000	ERF 661 of UMTENTWENI	STAPLETON ROAD 25	2,287	Residential	R1,023,000	
N0ET03580000066200000	ERF 662 of UMTENTWENI	SHRIKE PLACE 1	2,249	Residential	R934,000	
N0ET03580000066300000	ERF 663 of UMTENTWENI	FOXON ROAD 6	2,217	Residential	R1,078,000	
N0ET03580000066400000	ERF 664 of UMTENTWENI	FOXON ROAD 4	1,889	Residential	R922,000	
N0ET03580000066500000	ERF 665 of UMTENTWENI	FOXON ROAD 2	2,295	Residential	R1,113,000	
N0ET03580000066800000	ERF 668 of UMTENTWENI	MKHUHLWA CRESCENT 15	5,302	Residential	R1,715,000	
N0ET03580000066900000	ERF 669 of UMTENTWENI	MKHUHLWA CRESCENT 13	1,993	Residential	R1,080,000	
N0ET03580000067000000	ERF 670 of UMTENTWENI	MKHUHLWA CRESCENT 11	2,537	Residential	R1,436,000	
N0ET03580000067100000	ERF 671 of UMTENTWENI	IBIS ROAD 2-9	2,640	Residential	R1,258,000	
N0ET03580000067300000	ERF 673 of UMTENTWENI	IBIS ROAD 6	2,316	Residential	R1,160,000	
N0ET03580000067400000	ERF 674 of UMTENTWENI	IBIS ROAD 8	3,194	Residential	R1,345,000	
N0ET03580000068300000	ERF 683 of UMTENTWENI	DENNIS CIRCLE 17	1,939	Residential	R1,225,000	
N0ET03580000068400000	ERF 684 of UMTENTWENI	DENNIS CIRCLE 15	2,755	Residential	R1,076,000	
N0ET03580000068500000	ERF 685 of UMTENTWENI	DENNIS CIRCLE 13	2,879	Residential	R1,341,000	
N0ET03580000068600000	ERF 686 of UMTENTWENI	DENNIS CIRCLE 11	2,618	Residential	R1,119,000	
N0ET03580000068700000	ERF 687 of UMTENTWENI	DENNIS CIRCLE 9	2,486	Residential	R1,134,000	
N0ET03580000068800000	ERF 688 of UMTENTWENI	DENNIS CIRCLE 7	3,408	Residential	R1,183,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI

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Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000068900000	ERF 689 of UMTENTWENI	DENNIS CIRCLE 5	2,193	Residential	R1,340,000	
N0ET03580000069000000	ERF 690 of UMTENTWENI	DENNIS CIRCLE 3	2,052	Residential	R1,236,000	
N0ET03580000069100000	ERF 691 of UMTENTWENI	DENNIS CIRCLE 1	1,965	Residential	R880,000	
N0ET03580000069200000	ERF 692 of UMTENTWENI	DENNIS CIRCLE 2	2,051	Residential	R1,055,000	
N0ET03580000069300000	ERF 693 of UMTENTWENI	DENNIS CIRCLE 4	1,965	Residential	R1,108,000	
N0ET03580000069400000	ERF 694 of UMTENTWENI	DENNIS CIRCLE 6	2,094	Residential	R948,000	
N0ET03580000069500000	ERF 695 of UMTENTWENI	DENNIS CIRCLE 8	2,091	Residential	R996,000	
N0ET03580000069600000	ERF 696 of UMTENTWENI	DENNIS CIRCLE 10	2,024	Residential	R1,046,000	
N0ET03580000069700000	ERF 697 of UMTENTWENI	DENNIS CIRCLE 12	1,989	Residential	R1,044,000	
N0ET03580000069800000	ERF 698 of UMTENTWENI	DENNIS CIRCLE 19	14,773	Residential	R1,500,000	
N0ET03580000069800001	Portion 1 of ERF 698 of UMTENTWENI	DENNIS CIRCLE 21	3,799	Residential	R1,247,000	
N0ET03580000069800003	Portion 3 of ERF 698 of UMTENTWENI	DENNIS CIRCLE 19	1,805	Residential	R943,000	
N0ET03580000070000000	ERF 700 of UMTENTWENI	RETHMAN DRIVE 22	86,501	Vacant Land	R2,650,000	
N0ET03580000070100000	ERF 701 of UMTENTWENI	ABINGDON ROAD 16	1,870	Residential	R1,130,000	
N0ET03580000070200000	ERF 702 of UMTENTWENI	ABINGDON ROAD 18	1,854	Residential	R1,093,000	
N0ET03580000070300000	ERF 703 of UMTENTWENI	ABINGDON ROAD 20	1,831	Residential	R1,123,000	
N0ET03580000070400000	ERF 704 of UMTENTWENI	SYLVAN AVENUE 27	1,932	Residential	R1,028,000	
N0ET03580000070500000	ERF 705 of UMTENTWENI	SYLVAN AVENUE 23	1,803	Residential	R1,043,000	
N0ET03580000070600000	ERF 706 of UMTENTWENI	SYLVAN AVENUE 21	2,067	Residential	R1,260,000	
N0ET03580000070700000	ERF 707 of UMTENTWENI	SYLVAN AVENUE 19	1,967	Residential	R1,100,000	
N0ET03580000070800000	ERF 708 of UMTENTWENI	SYLVAN AVENUE 17	1,818	Residential	R1,420,000	
N0ET03580000070900000	ERF 709 of UMTENTWENI	SYLVAN AVENUE 16	1,990	Residential	R1,284,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET0358000007100000	ERF 710 of UMTENTWENI	SYLVAN AVENUE 18	2,424	Residential	R1,083,000	
N0ET03580000071100000	ERF 711 of UMTENTWENI	POPE ROAD 2	1,833	Residential	R1,072,000	
N0ET03580000071200000	ERF 712 of UMTENTWENI	POPE ROAD 4	2,498	Residential	R1,348,000	
N0ET03580000071300000	ERF 713 of UMTENTWENI	POPE ROAD 6	2,556	Residential	R1,308,000	
N0ET03580000071400000	ERF 714 of UMTENTWENI	POPE ROAD 8	2,418	Residential	R1,211,000	
N0ET03580000071500000	ERF 715 of UMTENTWENI	POPE ROAD 3	2,126	Residential	R1,180,000	
N0ET03580000071600000	ERF 716 of UMTENTWENI	POPE ROAD 1	2,266	Residential	R1,375,000	
N0ET03580000071700000	ERF 717 of UMTENTWENI	SYLVAN AVENUE 22	1,826	Residential	R999,000	
N0ET03580000071800000	ERF 718 of UMTENTWENI	SYLVAN AVENUE 24	2,690	Residential	R1,220,000	
N0ET03580000071900000	ERF 719 of UMTENTWENI	SYLVAN AVENUE 28	1,971	Residential	R1,164,000	
N0ET03580000072000000	ERF 720 of UMTENTWENI	STAYT PLACE 1	1,843	Residential	R983,000	
N0ET03580000072100000	ERF 721 of UMTENTWENI	STAYT PLACE 3	2,056	Residential	R1,213,000	
N0ET03580000072200000	ERF 722 of UMTENTWENI	STAYT PLACE 4	2,034	Residential	R1,454,000	
N0ET03580000072300000	ERF 723 of UMTENTWENI	STAYT PLACE 5	1,911	Residential	R1,018,000	
N0ET03580000072400000	ERF 724 of UMTENTWENI	ABINGDON ROAD 28	2,417	Residential	R1,329,000	
N0ET03580000072500000	ERF 725 of UMTENTWENI	ABINGDON ROAD 30	2,199	Residential	R1,160,000	
N0ET03580000072600000	ERF 726 of UMTENTWENI	ABINGDON ROAD 33	2,736	Residential	R1,248,000	
N0ET03580000072700000	ERF 727 of UMTENTWENI	ABINGDON ROAD 31	3,134	Residential	R1,650,000	
N0ET03580000072800000	ERF 728 of UMTENTWENI	CUSSONIA ROAD 5	3,083	Residential	R1,214,000	
N0ET03580000072900000	ERF 729 of UMTENTWENI	CUSSONIA ROAD 3	1,971	Residential	R1,229,000	
N0ET03580000073000000	ERF 730 of UMTENTWENI	CUSSONIA ROAD 1	2,193	Residential	R1,210,000	
N0ET03580000073100001	Portion 1 of ERF 731 of UMTENTWENI		18,042	Residential	R0	Now SS ABINGDON WOODS

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000073100002	Portion 2 of ERF 731 of UMTENTWENI	ABINGDON ROAD 21	2,040	Residential	R1,238,000	
N0ET03580000073100003	Portion 3 of ERF 731 of UMTENTWENI	ABINGDON ROAD 25	2,160	Vacant Land	R392,000	
N0ET03580000073100004	Portion 4 of ERF 731 of UMTENTWENI	ABINGDON ROAD 27	2,031	Vacant Land	R375,000	
N0ET03580000073100005	Portion 5 of ERF 731 of UMTENTWENI	CUSSONIA ROAD 12	2,070	Residential	R1,380,000	
N0ET03580000073100006	Portion 6 of ERF 731 of UMTENTWENI	CUSSONIA ROAD 10	2,865	Residential	R1,348,000	
N0ET03580000073100007	Portion 7 of ERF 731 of UMTENTWENI	CUSSONIA ROAD 8	2,110	Vacant Land	R385,000	
N0ET03580000073100008	Portion 8 of ERF 731 of UMTENTWENI	CUSSONIA ROAD 6	2,149	Residential	R872,000	
N0ET03580000073100009	Portion 9 of ERF 731 of UMTENTWENI	CUSSONIA ROAD 4	2,061	Vacant Land	R379,000	
N0ET03580000073200000	ERF 732 of UMTENTWENI	SYLVAN AVENUE 25	2,021	Municipal	R373,000	
N0ET03580000073300000	ERF 733 of UMTENTWENI	SYLVAN AVENUE 26	3,324	Municipal	R249,000	
N0ET03580000073400000	ERF 734 of UMTENTWENI	CAMP LANE 8	2,667	Residential	R1,340,000	
N0ET03580000073500000	ERF 735 of UMTENTWENI	CAMP DRIVE 6	2,612	Residential	R1,132,000	
N0ET03580000073600000	ERF 736 of UMTENTWENI	CAMP LANE 4	2,585	Residential	R1,048,000	
N0ET03580000073700000	ERF 737 of UMTENTWENI	LINK ROAD 42	1,998	Residential	R912,000	
N0ET03580000073800000	ERF 738 of UMTENTWENI	LINK ROAD 40	2,318	Residential	R1,399,000	
N0ET03580000073900000	ERF 739 of UMTENTWENI	LINK ROAD 38	2,219	Residential	R1,393,000	
N0ET03580000074000000	ERF 740 of UMTENTWENI	LUGG CIRCLE 16	2,573	Residential	R1,054,000	
N0ET03580000074100000	ERF 741 of UMTENTWENI	LUGG CIRCLE 14	3,191	Residential	R1,105,000	
N0ET03580000074200000	ERF 742 of UMTENTWENI	LUGG CIRCLE 12	2,224	Residential	R992,000	
N0ET03580000074300000	ERF 743 of UMTENTWENI	LUGG CIRCLE 10	2,449	Residential	R1,184,000	
N0ET03580000074400000	ERF 744 of UMTENTWENI	LUGG CIRCLE 8	3,969	Residential	R1,275,000	
N0ET03580000074500000	ERF 745 of UMTENTWENI	LUGG CIRCLE 6	5,025	Residential	R1,374,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000074600000	ERF 746 of UMTENTWENI	LUGG CIRCLE 4	3,517	Residential	R1,395,000	
N0ET03580000074700000	ERF 747 of UMTENTWENI	LUGG CIRCLE 2	2,341	Residential	R1,277,000	
N0ET03580000074800000	ERF 748 of UMTENTWENI	LUGG CIRCLE 1	1,937	Residential	R1,096,000	
N0ET03580000074900000	ERF 749 of UMTENTWENI	LUGG CIRCLE 3	1,960	Residential	R1,393,000	
N0ET03580000075000000	ERF 750 of UMTENTWENI	LUGG CIRCLE 5	2,001	Residential	R1,668,000	
N0ET03580000075100000	ERF 751 of UMTENTWENI	LUGG CIRCLE 7	2,027	Residential	R1,006,000	
N0ET03580000075200000	ERF 752 of UMTENTWENI	LINK ROAD 36	1,955	Residential	R995,000	
N0ET03580000077100000	ERF 771 of UMTENTWENI	FOXON ROAD 29	2,214	Residential	R914,000	
N0ET03580000077200000	ERF 772 of UMTENTWENI	FOXON ROAD 27	2,190	Residential	R1,122,000	
N0ET03580000077300000	ERF 773 of UMTENTWENI	FOXON ROAD 25	2,094	Residential	R874,000	
N0ET03580000077400000	ERF 774 of UMTENTWENI	FOXON ROAD 23	2,077	Residential	R1,106,000	
N0ET03580000077500000	ERF 775 of UMTENTWENI	FOXON ROAD 21	2,220	Vacant Land	R400,000	
N0ET03580000077600000	ERF 776 of UMTENTWENI	FOXON ROAD 19	2,540	Residential	R1,277,000	
N0ET03580000077700000	ERF 777 of UMTENTWENI	FOXON ROAD 17	2,508	Residential	R1,139,000	
N0ET03580000077800000	ERF 778 of UMTENTWENI	FOXON ROAD 14	1,957	Vacant Land	R364,000	
N0ET03580000077900000	ERF 779 of UMTENTWENI	DRONGO PLACE 1	1,954	Vacant Land	R364,000	
N0ET03580000078000000	ERF 780 of UMTENTWENI	DRONGO PLACE 1	1,921	Vacant Land	R359,000	
N0ET03580000078100000	ERF 781 of UMTENTWENI	DRONGO PLACE 2	1,943	Residential	R996,000	
N0ET03580000078200000	ERF 782 of UMTENTWENI	DRONGO PLACE 3	1,860	Residential	R1,156,000	
N0ET03580000078300000	ERF 783 of UMTENTWENI	HOEPOE PLACE 4	1,888	Residential	R880,000	
N0ET03580000078400000	ERF 784 of UMTENTWENI	HOEPOE PLACE 5	1,885	Residential	R1,107,000	
N0ET03580000078500000	ERF 785 of UMTENTWENI	STAPLETON ROAD 33	1,931	Residential	R958,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000078600000	ERF 786 of UMTENTWENI	STAPLETON ROAD 35	1,937	Residential	R1,180,000	
N0ET03580000078700000	ERF 787 of UMTENTWENI	STAPLETON ROAD 37	2,019	Residential	R1,123,000	
N0ET03580000078800000	ERF 788 of UMTENTWENI	FOXON ROAD 28	1,972	Residential	R1,179,000	
N0ET03580000078900000	ERF 789 of UMTENTWENI	FOXON ROAD 43	2,038	Residential	R1,131,000	
N0ET03580000079000000	ERF 790 of UMTENTWENI	STAPLETON ROAD 43	2,134	Residential	R1,119,000	
N0ET03580000079100000	ERF 791 of UMTENTWENI	FOXON ROAD 41	1,962	Residential	R919,000	
N0ET03580000079200000	ERF 792 of UMTENTWENI	FOXON ROAD 39	2,003	Residential	R1,140,000	
N0ET03580000079300000	ERF 793 of UMTENTWENI	FOXON ROAD 37	1,935	Residential	R1,124,000	
N0ET03580000079400000	ERF 794 of UMTENTWENI	FOXON ROAD 35	1,903	Residential	R1,215,000	
N0ET03580000079500000	ERF 795 of UMTENTWENI	FOXON ROAD 33	2,091	Residential	R955,000	
N0ET03580000079600000	ERF 796 of UMTENTWENI	FOXON ROAD 31	2,285	Residential	R1,025,000	
N0ET03580000079700000	ERF 797 of UMTENTWENI	FOXON ROAD 24	1,967	Residential	R1,030,000	
N0ET03580000079800000	ERF 798 of UMTENTWENI	FOXON ROAD 22	2,538	Residential	R1,241,000	
N0ET03580000079900000	ERF 799 of UMTENTWENI	FOXON ROAD 20	1,961	Residential	R1,106,000	
N0ET03580000080000000	ERF 800 of UMTENTWENI	FOXON ROAD 18	2,558	Residential	R1,018,000	
N0ET03580000080100000	ERF 801 of UMTENTWENI	FOXON ROAD 16	2,112	Residential	R1,560,000	
N0ET03580000080200000	ERF 802 of UMTENTWENI	DRONGO PLACE 12	2,089	Residential	R1,093,000	
N0ET03580000080300000	ERF 803 of UMTENTWENI	DRONGO PLACE 11	2,249	Residential	R1,163,000	
N0ET03580000080400000	ERF 804 of UMTENTWENI	HOEPOE PLACE 10	2,236	Residential	R1,540,000	
N0ET03580000080500000	ERF 805 of UMTENTWENI	HOEPOE PLACE 9	2,087	Residential	R1,520,000	
N0ET03580000080600000	ERF 806 of UMTENTWENI	FOXON ROAD 26	3,400	Municipal	R400,000	
N0ET03580000080700000	ERF 807 of UMTENTWENI	AIKEN PLACE 1	2,316	Residential	R846,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000080800000	ERF 808 of UMTENTWENI	AIKEN PLACE 2	2,490	Residential	R1,333,000	
N0ET03580000080900000	ERF 809 of UMTENTWENI	AIKEN PLACE 3	2,201	Residential	R1,085,000	
N0ET03580000081000000	ERF 810 of UMTENTWENI	AIKEN PLACE 4	2,190	Residential	R1,771,000	
N0ET03580000081100000	ERF 811 of UMTENTWENI	AIKEN PLACE 5	2,411	Residential	R1,379,000	
N0ET03580000081200000	ERF 812 of UMTENTWENI	AIKEN PLACE 6	2,326	Residential	R924,000	
N0ET03580000081300000	ERF 813 of UMTENTWENI	AIKEN PLACE 7	2,474	Residential	R1,140,000	
N0ET03580000081400000	ERF 814 of UMTENTWENI	AIKEN PLACE 8	3,895	Vacant Land	R250,000	
N0ET03580000081500000	ERF 815 of UMTENTWENI		16,567	Residential	R0	Now SS LYNTON PARK
N0ET03580000081500001	Portion 1 of ERF 815 of UMTENTWENI		292	Vacant Land	R0	
N0ET03580000081600000	ERF 816 of UMTENTWENI	LYNTON ROAD 1	2,803	Residential	R1,057,000	
N0ET03580000081700000	ERF 817 of UMTENTWENI	LYNTON ROAD 3	2,289	Residential	R1,395,000	
N0ET03580000081800000	ERF 818 of UMTENTWENI	LYNTON ROAD 5-10	2,304	Residential	R936,000	
N0ET03580000082200000	ERF 822 of UMTENTWENI	TAPLIN ROAD 9	2,664	Residential	R1,564,000	
N0ET03580000082300000	ERF 823 of UMTENTWENI	TAPLIN ROAD 7	2,329	Residential	R1,000,000	
N0ET03580000082400000	ERF 824 of UMTENTWENI	TAPLIN ROAD 5	2,468	Residential	R2,036,000	
N0ET03580000082500000	ERF 825 of UMTENTWENI	TAPLIN ROAD 6	2,299	Residential	R1,358,000	
N0ET03580000082600000	ERF 826 of UMTENTWENI	OLD ST FAITHS ROAD 70	3,709	Residential	R1,966,000	
N0ET03580000082700000	ERF 827 of UMTENTWENI	TAPLIN ROAD 10	4,108	Residential	R1,326,000	
N0ET03580000082800000	ERF 828 of UMTENTWENI	TAPLIN ROAD 12	3,410	Residential	R1,645,000	
N0ET03580000082900000	ERF 829 of UMTENTWENI	TAPLIN ROAD 14	2,982	Residential	R1,136,000	
N0ET03580000083000000	ERF 830 of UMTENTWENI	TAPLIN ROAD 16	2,377	Residential	R1,333,000	
N0ET03580000083100000	ERF 831 of UMTENTWENI	TAPLIN ROAD 18	3,094	Residential	R1,144,000	

\* Due to the POPI Act, Ownership details has been removed for public display.

# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

Volume Name: 12 - UMTENTWENI

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Allotment: UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000083200000	ERF 832 of UMTENTWENI	TAPLIN ROAD 20	2,292	Vacant Land	R410,000	
N0ET03580000083300000	ERF 833 of UMTENTWENI	TAPLIN ROAD 22	2,214	Residential	R1,460,000	
N0ET03580000083400000	ERF 834 of UMTENTWENI	TAPLIN ROAD 24	2,508	Residential	R863,000	
N0ET03580000083500000	ERF 835 of UMTENTWENI	TAPLIN ROAD 8	2,918	Municipal	R328,000	
N0ET03580000087500000	ERF 875 of UMTENTWENI	OLD ST FAITHS ROAD 57	1,109	Residential	R982,000	
N0ET03580000087500001	Portion 1 of ERF 875 of UMTENTWENI	OLD ST FAITHS ROAD 55	2,674	Residential	R1,056,000	
N0ET03580000087900000	ERF 879 of UMTENTWENI		16,428	Residential	R0	Now SS SPORTWENI
N0ET03580000087900007	Portion 7 of ERF 879 of UMTENTWENI		3,992	Residential	R0	Now SS KWATENI
N0ET03580000088000000	ERF 880 of UMTENTWENI	MDONI ROAD 7-22	2,019	Residential	R1,143,000	
N0ET03580000088100000	ERF 881 of UMTENTWENI	PALM AVENUE 20	2,040	Residential	R1,018,000	
N0ET03580000088200000	ERF 882 of UMTENTWENI	PALM AVENUE 18	2,025	Residential	R1,127,000	
N0ET03580000088300000	ERF 883 of UMTENTWENI	PALM AVENUE 16	2,077	Residential	R985,000	
N0ET03580000088400000	ERF 884 of UMTENTWENI	PALM AVENUE 14	2,048	Residential	R1,306,000	
N0ET03580000088500000	ERF 885 of UMTENTWENI	PALM AVENUE 12	2,098	Residential	R1,649,000	
N0ET03580000088600000	ERF 886 of UMTENTWENI	PALM AVENUE 10	1,997	Residential	R972,000	
N0ET03580000089000000	ERF 890 of UMTENTWENI	PALM AVENUE 11-9	2,118	Residential	R1,260,000	
N0ET03580000089100000	ERF 891 of UMTENTWENI	PALM AVENUE 9	2,205	Residential	R1,259,000	
N0ET03580000089200000	ERF 892 of UMTENTWENI	PALM AVENUE 7-1	2,219	Residential	R1,191,000	
N0ET03580000089300000	ERF 893 of UMTENTWENI	DELAMERE PLACE 2	2,046	Residential	R1,052,000	
N0ET03580000089400000	ERF 894 of UMTENTWENI	DELAMERE PLACE 3	2,018	Residential	R1,192,000	
N0ET03580000089500000	ERF 895 of UMTENTWENI	MDONI ROAD 11	2,182	Residential	R1,166,000	
N0ET03580000089600000	ERF 896 of UMTENTWENI	MDONI ROAD 13	2,232	Residential	R960,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000089700000	ERF 897 of UMTENTWENI	DELAMERE PLACE 4	2,079	Residential	R1,082,000	
N0ET03580000089800000	ERF 898 of UMTENTWENI	DELAMERE PLACE 5	2,600	Residential	R1,102,000	
N0ET03580000089900000	ERF 899 of UMTENTWENI	LUDLOW PLACE 7	2,279	Residential	R1,312,000	
N0ET03580000090000000	ERF 900 of UMTENTWENI	MDONI ROAD 19	2,227	Residential	R1,156,000	
N0ET03580000090100000	ERF 901 of UMTENTWENI	MDONI ROAD 17	2,080	Residential	R1,024,000	
N0ET03580000090200000	ERF 902 of UMTENTWENI	MDONI ROAD 15	2,327	Residential	R1,017,000	
N0ET03580000090300000	ERF 903 of UMTENTWENI	LYNWOOD AVENUE 2-24	2,019	Residential	R1,019,000	
N0ET03580000090400000	ERF 904 of UMTENTWENI	LYNWOOD AVENUE 4	2,031	Residential	R770,000	
N0ET03580000090500000	ERF 905 of UMTENTWENI	LYNWOOD AVENUE 6	2,008	Residential	R1,048,000	
N0ET03580000090600000	ERF 906 of UMTENTWENI	LYNWOOD AVENUE 8	2,008	Residential	R978,000	
N0ET03580000090700000	ERF 907 of UMTENTWENI	LYNWOOD AVENUE 7	2,001	Residential	R941,000	
N0ET03580000090800000	ERF 908 of UMTENTWENI	LYNWOOD AVENUE 5	2,024	Residential	R1,277,000	
N0ET03580000090900000	ERF 909 of UMTENTWENI	LYNWOOD AVENUE 3	2,019	Residential	R1,145,000	
N0ET03580000091000000	ERF 910 of UMTENTWENI	MDONI ROAD 26	2,876	Residential	R1,432,000	
N0ET03580000091100000	ERF 911 of UMTENTWENI	MDONI ROAD 28	2,787	Residential	R1,213,000	
N0ET03580000091200000	ERF 912 of UMTENTWENI	MDONI ROAD 30	1,989	Residential	R1,056,000	
N0ET03580000091300000	ERF 913 of UMTENTWENI	MDONI ROAD 32	2,112	Residential	R960,000	
N0ET03580000091400000	ERF 914 of UMTENTWENI	MDONI ROAD 34	2,007	Residential	R1,160,000	
N0ET03580000091500000	ERF 915 of UMTENTWENI	MDONI ROAD 36	2,007	Residential	R1,017,000	
N0ET03580000091600000	ERF 916 of UMTENTWENI	MDONI ROAD 38	2,010	Residential	R974,000	
N0ET03580000091700000	ERF 917 of UMTENTWENI	MDONI ROAD 40	2,016	Residential	R1,139,000	
N0ET03580000091800000	ERF 918 of UMTENTWENI	IBIS ROAD 28-42	2,161	Residential	R1,008,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000091900000	ERF 919 of UMTENTWENI	IBIS ROAD 30	2,038	Residential	R1,096,000	
N0ET03580000092000000	ERF 920 of UMTENTWENI	IBIS ROAD 32	2,021	Residential	R990,000	
N0ET03580000092100000	ERF 921 of UMTENTWENI	IBIS ROAD 23	2,418	Residential	R1,249,000	
N0ET03580000092200000	ERF 922 of UMTENTWENI	IBIS ROAD 21	2,028	Residential	R1,129,000	
N0ET03580000092300000	ERF 923 of UMTENTWENI	IBIS ROAD 19	2,032	Residential	R1,049,000	
N0ET03580000092400000	ERF 924 of UMTENTWENI	IBIS ROAD 13	2,838	Residential	R1,475,000	
N0ET03580000092500000	ERF 925 of UMTENTWENI	IBIS ROAD 14	2,196	Vacant Land	R397,000	
N0ET03580000092600000	ERF 926 of UMTENTWENI		3,083	Residential	R0	Now SS MDONI MEWS
N0ET03580000092700000	ERF 927 of UMTENTWENI		9,578	Residential	R0	Now SS WINDSOR GARDENS
N0ET03580000092800000	ERF 928 of UMTENTWENI	PALM AVENUE 2	3,270	Vacant Land	R377,000	
N0ET03580000093300000	ERF 933 of UMTENTWENI		3,066	Residential	R0	Now SS IBIS COURT
N0ET03580000093400000	ERF 934 of UMTENTWENI	IBIS ROAD 17	4,841	Municipal	R310,000	
N0ET03580000093500000	ERF 935 of UMTENTWENI	IBIS ROAD 15	8,468	Municipal	R368,000	
N0ET03580000093600000	ERF 936 of UMTENTWENI	MARINE DRIVE 50	7,961	Municipal	R990,000	
N0ET03580000093700000	ERF 937 of UMTENTWENI	IBIS ROAD 14	3,429	Municipal	R252,000	
N0ET03580000093800000	ERF 938 of UMTENTWENI	MARINE DRIVE 50	1,988	Residential	R1,760,000	
N0ET03580000094800000	ERF 948 of UMTENTWENI	3RD AVENUE . 1	1,627	Business and Commercial	R1,152,000	
N0ET03580000094800001	Portion 1 of ERF 948 of UMTENTWENI	3RD AVENUE .	2,830	Residential	R1,420,000	
N0ET03580000094900000	ERF 949 of UMTENTWENI	ROYSTON LANE 10	58,950	Agricultural	R2,924,000	
N0ET03580000095100000	ERF 951 of UMTENTWENI	951 UMTENTWENI ROAD	31,130	Vacant Land	R2,625,000	Now SS UMTHENTE GARDENS
N0ET03580000095300000	ERF 953 of UMTENTWENI	CRAIN ROAD 12	4,887	Residential	R1,550,000	
N0ET03580000095400000	ERF 954 of UMTENTWENI	MICHWOOD ROAD 22	2,692	Residential	R1,187,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000095600000	ERF 956 of UMTENTWENI		4,230	Residential	R0	Now SS FAIRVIEW RISE
N0ET03580000095600001	Portion 1 of ERF 956 of UMTENTWENI	COMMERCIAL ROAD 30	2,033	Residential	R0	
N0ET03580000095700000	ERF 957 of UMTENTWENI		2,702	Vacant Land	R0	
N0ET03580000096000001	Portion 1 of ERF 960 of UMTENTWENI	BIRD LANE 5	2,010	Residential	R1,006,000	
N0ET03580000096000002	Portion 2 of ERF 960 of UMTENTWENI	BIRD LANE 3	2,041	Residential	R964,000	
N0ET03580000096000003	Portion 3 of ERF 960 of UMTENTWENI	BIRD LANE 1	1,932	Residential	R1,212,000	
N0ET03580000096000006	Portion 6 of ERF 960 of UMTENTWENI	MKHUHLWA CRESCENT 17	2,507	Residential	R1,482,000	
N0ET03580000096100000	ERF 961 of UMTENTWENI	IBIS ROAD 4	2,256	Residential	R1,335,000	
N0ET03580000096300000	ERF 963 of UMTENTWENI	IBIS ROAD 1	3,705	Residential	R1,317,000	
N0ET03580000096300001	Portion 1 of ERF 963 of UMTENTWENI	MKHUHLWA CRESCENT 5	2,004	Residential	R1,176,000	
N0ET03580000098000000	ERF 980 of UMTENTWENI	COMMERCIAL ROAD 74	15,429	Vacant Land	R1,900,000	
N0ET03580000098100000	ERF 981 of UMTENTWENI		4,106	Residential	R0	Now SS PARK VIEW GARDENS
N0ET03580000098100001	Portion 1 of ERF 981 of UMTENTWENI	PALM AVENUE	3,670	Municipal	R263,000	
N0ET03580000098200000	ERF 982 of UMTENTWENI		4,774	Residential	R0	Now SS CRESTVIEW GARDENS
N0ET03580000098300000	ERF 983 of UMTENTWENI		1,549	Municipal	R305,000	
N0ET03580000098300001	Portion 1 of ERF 983 of UMTENTWENI	PANARAMA PLACE 1	1,697	Vacant Land	R327,000	
N0ET03580000098300002	Portion 2 of ERF 983 of UMTENTWENI	PANARAMA PLACE 2	2,209	Vacant Land	R399,000	
N0ET03580000098300003	Portion 3 of ERF 983 of UMTENTWENI	PANARAMA PLACE 3	2,102	Vacant Land	R384,000	
N0ET03580000098300004	Portion 4 of ERF 983 of UMTENTWENI	PANARAMA PLACE 4	2,095	Residential	R1,292,000	
N0ET03580000098300005	Portion 5 of ERF 983 of UMTENTWENI	LINK ROAD 46	2,023	Vacant Land	R360,000	
N0ET03580000098300006	Portion 6 of ERF 983 of UMTENTWENI	PANARAMA PLACE 5	2,001	Vacant Land	R392,000	
N0ET03580000098300007	Portion 7 of ERF 983 of UMTENTWENI	PANARAMA PLACE 6	2,000	Vacant Land	R393,000	

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

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**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000098300008	Portion 8 of ERF 983 of UMTENTWENI	PANARAMA PLACE 7	2,015	Residential	R2,345,000	
N0ET03580000098300009	Portion 9 of ERF 983 of UMTENTWENI	PANARAMA PLACE 8	2,058	Vacant Land	R465,000	
N0ET03580000098300011	Portion 11 of ERF 983 of UMTENTWENI		256	Vacant Land	R0	
N0ET03580000098400001	Portion 1 of ERF 984 of UMTENTWENI	CLIFTON ROAD UMTENTWENI 24	2,238	Residential	R1,375,000	
N0ET03580000098400003	Portion 3 of ERF 984 of UMTENTWENI	CLIFTON ROAD 23	7,105	Residential	R1,560,000	
N0ET03580000098500000	ERF 985 of UMTENTWENI	CLIFTON ROAD 2	12,038	Agricultural	R669,000	
N0ET03580000098600000	ERF 986 of UMTENTWENI	RETHMAN DRIVE 18	14,055	Residential	R2,580,000	
N0ET03580000098700000	ERF 987 of UMTENTWENI	OLD ST FAITHS ROAD 17	4,156	Business and Commercial	R2,673,000	
N0ET03580000098800000	ERF 988 of UMTENTWENI	MDONI ROAD 10A	4,572	Residential	R1,240,000	
N0ET03580000099100000	ERF 991 of UMTENTWENI	NORMAN AVENUE 8-43	7,441	Residential	R1,488,000	
N0ET03580000099400000	ERF 994 of UMTENTWENI		4,586	Residential	R0	Now SS PALM COURT
N0ET03580000099500000	ERF 995 of UMTENTWENI	OFF NATIONAL ROAD	6,901	Business and Commercial	R7,800,000	
N0ET03580000099800000	ERF 998 of UMTENTWENI		9,367	Residential	R0	Now SS BAMBER HILL
N0ET03580000099900000	ERF 999 of UMTENTWENI	NORMAN AVENUE 4	6,969	Residential	R2,168,000	
N0ET03580000099900001	Portion 1 of ERF 999 of UMTENTWENI	OLD ST FAITHS ROAD 41	2,374	Residential	R1,508,000	
N0ET03580000099900002	Portion 2 of ERF 999 of UMTENTWENI	OLD ST FAITHS ROAD 39	4,000	Residential	R1,485,000	
N0ET03580000100200000	ERF 1002 of UMTENTWENI		9,767	Residential	R0	Now SS THE GLADES
N0ET03580000100200001	Portion 1 of ERF 1002 of UMTENTWENI		5,657	Residential	R0	Now SS LOURIE GARDENS
N0ET03580000100300000	ERF 1003 of UMTENTWENI		10,064	Residential	R0	Now SS BAMBER CREST
N0ET03580000100400000	ERF 1004 of UMTENTWENI	SEA VIEW LANE 4	2,896	Residential	R2,021,000	
N0ET03580000100600000	ERF 1006 of UMTENTWENI	LINK ROAD 74	9,823	Business and Commercial	R2,233,000	
N0ET03580000100700000	ERF 1007 of UMTENTWENI		4,132	Residential	R0	Now SS SHAD LANE

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# RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

PAGE NUMBER 49

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000100900000	ERF 1009 of UMTENTWENI	MKHUHLWA CRESCENT 16	4,105	Residential	R1,190,000	
N0ET03580000101000000	ERF 1010 of UMTENTWENI	MKHUHLWA CRESCENT 16B	3,083	Residential	R1,440,000	
N0ET03580000101200000	ERF 1012 of UMTENTWENI		10,440	Residential	R0	Now SS BAMBER WOODS
N0ET03580000101300000	ERF 1013 of UMTENTWENI	ORIOLE ROAD 1	1,803	Residential	R1,155,000	
N0ET03580000101400000	ERF 1014 of UMTENTWENI	ORION RD 6	3,604	Residential	R1,685,000	
N0ET03580000101500000	ERF 1015 of UMTENTWENI	ORIEL ROAD .	1,803	Residential	R1,600,000	
N0ET03580000101600000	ERF 1016 of UMTENTWENI	ORIOLE ROAD 1016	1,802	Residential	R936,000	
N0ET03580000101700000	ERF 1017 of UMTENTWENI	ORIOLE ROAD .	1,802	Residential	R774,000	
N0ET03580000101800000	ERF 1018 of UMTENTWENI	LOERIE RD .	1,802	Residential	R962,000	
N0ET03580000101900000	ERF 1019 of UMTENTWENI	RIVER ROAD 3	1,805	Residential	R946,000	
N0ET03580000102000000	ERF 1020 of UMTENTWENI	RIVER ROAD 4	1,939	Residential	R1,053,000	
N0ET03580000102100000	ERF 1021 of UMTENTWENI	LOERIE RD .	1,882	Residential	R1,355,000	
N0ET03580000102400003	Portion 3 of ERF 1024 of UMTENTWENI	MGAZI AVENUE 11	914	Residential	R832,000	
N0ET03580000102400004	Portion 4 of ERF 1024 of UMTENTWENI	MGAZI AVENUE 11	1,093	Residential	R1,180,000	
N0ET03580000102400005	Portion 5 of ERF 1024 of UMTENTWENI	MGAZI AVENUE 13	904	Residential	R1,186,000	
N0ET03580000102400006	Portion 6 of ERF 1024 of UMTENTWENI	MGAZI AVENUE 11	940	Vacant Land	R210,000	
N0ET03580000102400007	Portion 7 of ERF 1024 of UMTENTWENI	MGAZI AVENU 11	1,203	Residential	R1,350,000	
N0ET03580000102400008	Portion 8 of ERF 1024 of UMTENTWENI	MGAZI AVENUE 0	1,176	Residential	R890,000	
N0ET03580000102400009	Portion 9 of ERF 1024 of UMTENTWENI	MGAZI AVENUE 17	952	Residential	R649,000	
N0ET03580000102400000	Portion 14 of ERF 1024 of UMTENTWENI	MGAZI AVENUE 11	2,378	Vacant Land	R1,000	
N0ET03580000102400015	Portion 15 of ERF 1024 of UMTENTWENI	MGAZI AVENUE 11	4,979	Residential	R1,820,000	
N0ET03580000102700001	Portion 1 of ERF 1027 of UMTENTWENI	ORIOLE PLACE .	1,803	Residential	R1,047,000	

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**RAY NKONYENI MUNICIPALITY GENERAL VALUATION ROLL**

**PERIOD OF VALUATION: 01 JULY 2023 - 30 JUNE 2028**

**Volume Name:** 12 - UMTENTWENI  
**Allotment:** UMTENTWENI

**Registered Full Title Properties**

SG Code	Property Description	Physical Address	Extent (Sqm)	Rating Category	Market Value	Comment(s)
N0ET03580000102700002	Portion 2 of ERF 1027 of UMTENTWENI	ORIOLE PLACE .	1,802	Residential	R960,000	
N0ET03580000102700003	Portion 3 of ERF 1027 of UMTENTWENI	ORIOLE PLACE .	1,823	Residential	R1,292,000	
N0ET03580000103000000	REM of ERF 1030 of UMTENTWENI	SUMMIT GROVE 3	2,059	Residential	R1,061,000	
N0ET03580000103000001	Portion 1 of ERF 1030 of UMTENTWENI	SUMMIT GROVE .	2,000	Vacant Land	R200,000	
N0ET03580000103200000	Portion 2 of ERF 1032 of UMTENTWENI	BEND ROAD 32	2,000	Residential	R700,000	
N0ET03580000103200003	Portion 3 of ERF 1032 of UMTENTWENI	BEND ROAD 32	2,001	Residential	R870,000	
N0ET03580000103300000	ERF 1033 of UMTENTWENI	LOERIE ROAD 2	8,379	Residential	R1,680,000	
N0ET03580000103400000	ERF 1034 of UMTENTWENI		7,583	Residential	R0	Now SS TWENI MEWS
N0ET03580000103600000	ERF 1036 of UMTENTWENI	18 eagle road	2,201	Residential	R915,000	
N0ET03580000103700000	ERF 1037 of UMTENTWENI		52,116	Residential	R2,000,000	
N0ET03580000104100000	ERF 1041 of UMTENTWENI	RETHMEN DRIVE	7,613	Vacant Land	R900,000	
N0ET03580000104200000	ERF 1042 of UMTENTWENI	RETHMAN DRIVE 5	4,341	Business and Commercial	R2,960,000	
N0ET03580000104400000	ERF 1044 of UMTENTWENI	RETHMAN DRIVE	152,782	Agricultural	R446,000	
N0ET03580000104600000	ERF 1046 of UMTENTWENI	PARK RD 11	9,587	Residential	R2,140,000	
N0ET03580000104700000	ERF 1047 of UMTENTWENI	MICHWOOD ROAD 21	5,523	Residential	R1,364,000	

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RAY NKONYENI MUNICIPALITY - GENERAL VALUATION ROLL

PERIOD OF VALUATION:01 JULY 2023 - 30 JUNE 2028

**SUMMARY BY CATEGORY**

Category Description	Property Count	Market Value
Agricultural	1,913	R 6,120,280,000
Business and Commercial	1,511	R 5,932,380,000
Industrial	346	R 748,662,000
Mining	5	R 3,205,000
Multiple Purpose	81	R 283,623,000
Municipal	817	R 381,309,000
Public Benefit Organization	181	R 709,597,000
Public Service Infrastructure	1,672	R 48,037,000
Public Service Purposes	187	R 1,261,946,000
Residential	33,616	R 32,108,735,500
Residential Properties	4	R 33,948,000
Vacant Land	5,832	R 1,416,056,000
<b>Total</b>	<b>46,165</b>	<b>R 49,047,778,500</b>

**INDEX TO Allotment**

**Cluster: Umtentweni**

**Registered Full Title Properties**

<b>Allotment</b>	<b>Page Numbers</b>
UMTENTWENI	2; 3; 4; 5; 6; 7; 8; 9; 10; 11; 12; 13; 14; 15; 16; 17; 18; 19; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; 30; 31; 32; 33; 34; 35; 36; 37; 38; 39; 40; 41; 42; 43; 44; 45; 46; 47; 48; 49; 50; 51

**CERTIFICATION BY MUNICIPAL VALUER AS  
CONTEMPLATED IN SECTION 34 (c) OF THE ACT**

I, Abubaker Rahim, Identity Number 6108075229083, do certify that I have, in accordance with the provisions of the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), as amended, hereinafter referred to as the "Act", to the best of my skills and knowledge and without fear, favour or prejudice, prepared the valuation roll for the Ray Nkonyeni Municipality in terms of the provisions of the Act. In the discharge of my duties as municipal valuer, I have complied with sections 43 and 44 of the Act.

No	PROPERTY TYPE	PROPERTY COUNT	MARKET VALUE
1	Sectional Title Properties	14,015	R12,070,662,000
2	PSI	1,672	R48,037,000
3	Full Title Town Properties	28,186	R29,568,195,500
4	Full Title Farm Properties	2,292	R7,360,884,000
	<b>Total</b>	<b>46,165</b>	<b>R49,047,778,500</b>

Certified at Durban this 31st day of January 2023

Professional Registration Number with the South African Council for the Property Valuers Profession : 3576

Category of Professional Registration: Professional Valuer



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Signature of Municipal Valuer