

Author name: J. Wagner

Date of submission: Monday, 11 November 2024

Your submission for this review:

I had raised an objection to the Valuer General that the unimproved value of my land went from [REDACTED] or a 197.6% increase despite Valuer General (VG) likely increase of between 21% to 38% depending on location and other factors, This represented a value of [REDACTED] / m2 which I pointed out was more than double the highest sale for unimproved land at [REDACTED] in July 2023 at [REDACTED] / M2 this land is in the next city block to mine. The response to my objection was to reduce the value of my land to [REDACTED] which is still [REDACTED] /M2 The properties bounded by [REDACTED] [REDACTED] which was referred to by [REDACTED] as "[REDACTED]" are the only properties in central Albury that have seen increases to this extent, adjoining city blocks have only seen modest increases , I had pointed out that the so called [REDACTED] enjoy no greater amenity than any other property in central Albury. The response from VG was dismissive and in itself contradictory , it spoke in terms of "Adjusted Land Values" for developed properties sales rather than sighting any actual sales values in recent history , in fact the [REDACTED] [REDACTED] outside [REDACTED] but in adjoining city blocks with a value of between \$755 to \$1,69.00/M2. There were I understand four different [REDACTED] Agents engaged to assess land values resulting in four different outcomes, my contention is that the value of central Albury land should be within reason at least consistent , the report generated by [REDACTED] from Wagga Wagga was generated by use of satellite images which hardly gave this assessor a true perspective of my property or its relation / value as compared to the rest of central Albury