

FOR SALE



Offers Above \$589,000

10 HILLMAN STREET, SPENCER PARK



A MODERN TAKE ON CLASSIC COMFORT

- Original Jarrah floorboards, high ceilings, ornate fireplace
- Open plan living with modern kitchen and dedicated dining area
- Two queen size bedrooms, one single/home office, two toilets
- Fantastic wood fire, two air conditioners, ceiling fans
- Separate games/family room; built in storage throughout
- North-facing deck with alfresco kitchen for year-round entertaining

3 **1** **2** **911 m2**



Lee Stonell

0409 684 653

0898414022

lee@merrifield.com.au



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418**

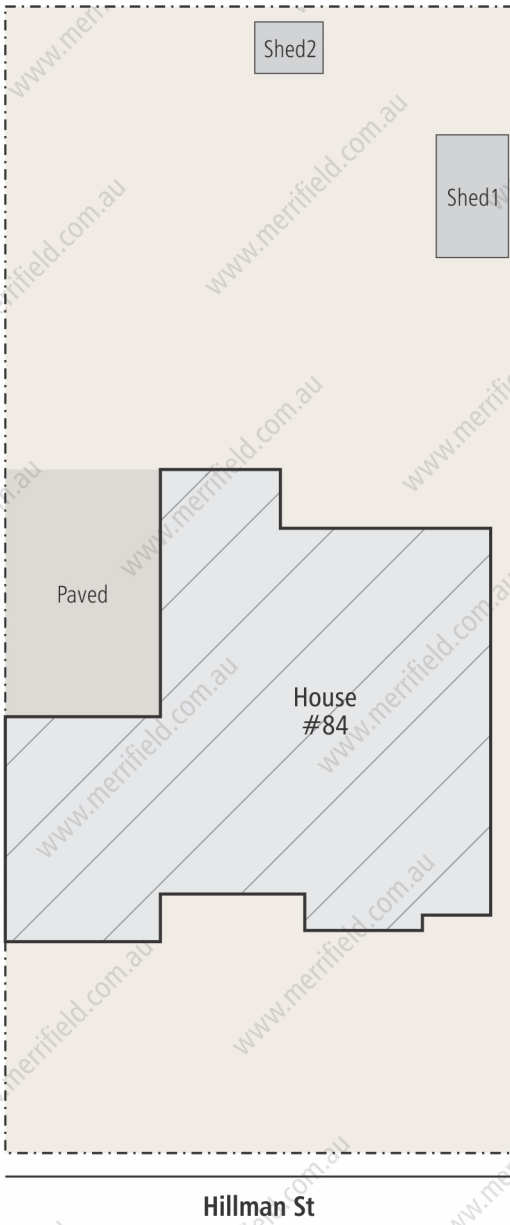
10 HILLMAN STREET, SPENCER PARK



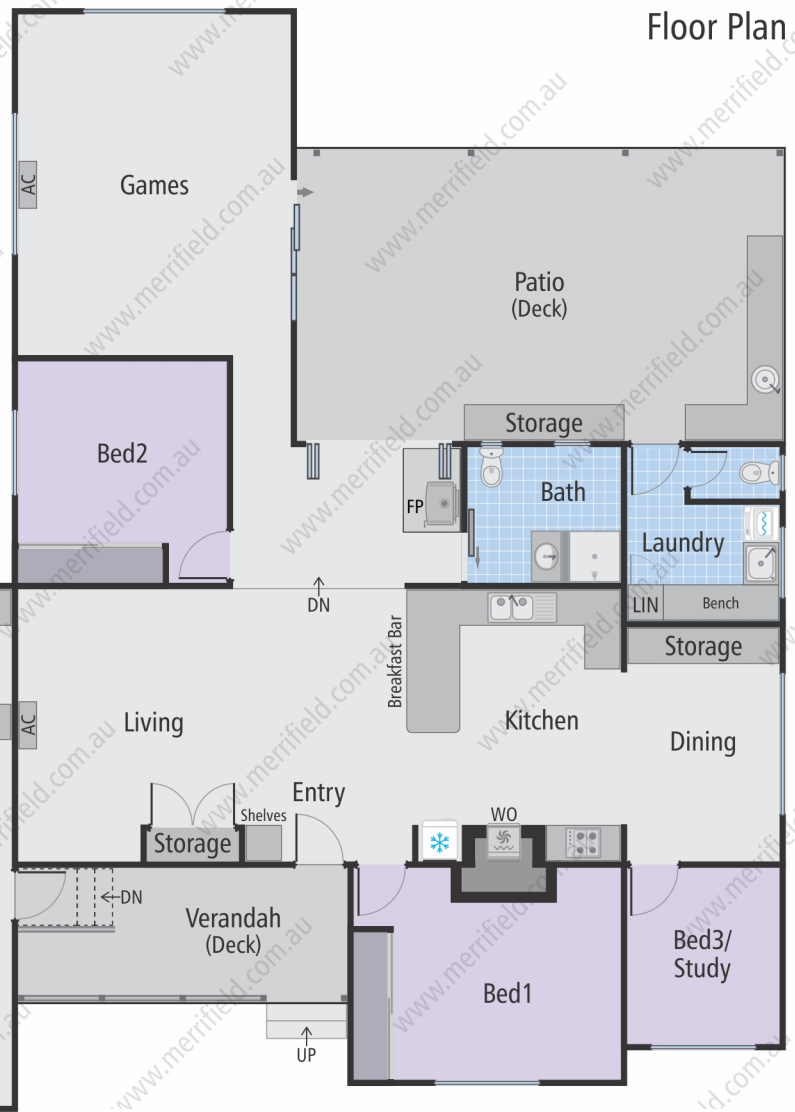
Specification

Asking Price	Offers Above \$589,000	Land Size	911.00 m2
Bedrooms	3	Frontage	20m
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	2	Zoning	Residential /R40 (OF)
Parking	2	School Zone	Spencer Park Primary School & A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Instantaneous Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$2,510.57	Building Construction	Colorbond / Zinc
Water Rates	\$1,564.13	Insulation	Yes
Strata Levies	N/A	Built/Builder	1952
Weekly Rent	\$500 - \$540 per Week	BAL Assessment	N/A





Site Plan



Floor Plan

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1163 469

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 18 ON PLAN 6216

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANTHONY ARMSTRONG JONES
AMANDA JANE STANBOROUGH
BOTH OF POST OFFICE BOX 5640, ALBANY
AS JOINT TENANTS

(T L084405) REGISTERED 24/9/2009

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. L084406 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 24/9/2009.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1163-469 (18/P6216)
PREVIOUS TITLE: 1134-353
PROPERTY STREET ADDRESS: 10 HILLMAN ST, SPENCER PARK.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Transfer 15516/1953 (13659)

Application

From Volume Folio

1134 353

33286/83



REGISTER BOOK.

Vol. 1163

Fol. No 469

INDEXED. *AL*

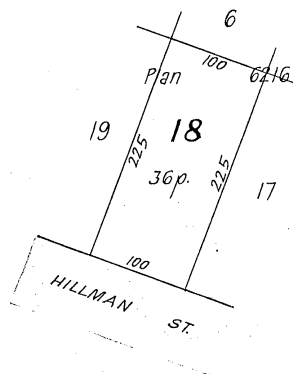
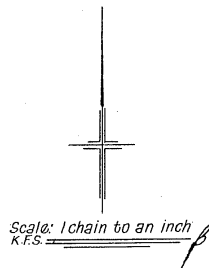
WESTERN AUSTRALIA.

Certificate of Title



under "The Transfer of Land Act, 1893" (56 Vic., 14. Sch. 5).

Mervyn Douglas Woods of Hillman Street, Albany, Slaughterman, is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing thirty-six perches or thereabouts, being portion of Plantagenet Location 42 and being Lot 18 on plan 6216.



Dated the tenth day of September One thousand nine hundred and fifty-three

G. B. Buchanan
Registrar of Titles.

Transfer D638264 to Gweneth Vera Woods of 10 Hillman Street, Albany, Home Duties. Registered 24th December, 1987 at 9.18 hrs.



Superseded - Copy for Sketch Only

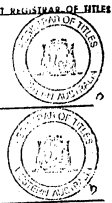
EASEMENTS AND ENCUMBRANCES REFERRED TO

12637/1963 through Douglas Woods to Director of War Service Homes.
2169-9-3
Registered 10th September 1963 at 9.02
A. B. Lindeman
Registrar of Titles.

W. Instrument stamped 6/3
Mortgage 88327/64 Maryn Douglas Woods, to Director of War Service Homes. Registered 31st
September 1964 at 9.05
O. J. Prindal
ASSISTANT REGISTRAR OF TITLES

Discharge G493513 of Mortgage 88327/64. Registered 5th June, 1997 at 8.31 hrs.

Discharge G493514 of Mortgage 12637/1953. Registered 5th June, 1997 at 8.31 hrs.



Superseded - Copy for Sketch Only



CERTIFICATE OF TITLE

Vol. Fol.

1163

PLAN 6216

P 006216 F 01



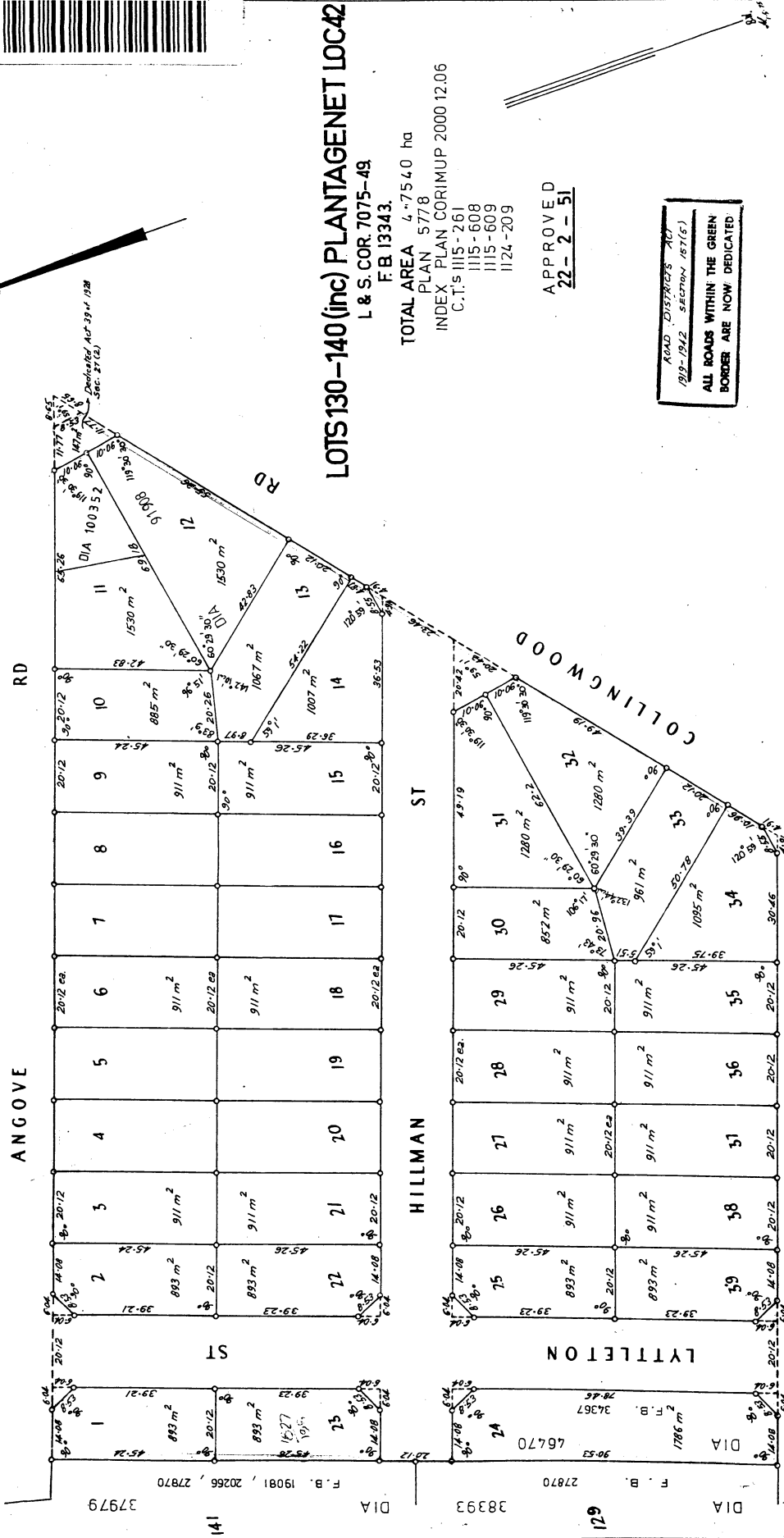
LOTS 130-140 (inc) PLANTAGENET LOC42

L & S. COR. 7075-49
F.B. 13343.

TOTAL AREA 4.7540 ha
PLAN 5778
INDEX PLAN CORIMUP 2000 12.06
C.T.'s 1115-261
1115-608
1115-609
1124-209

APPROVED
22-2-51

ROAD DISTRICTS ACT
1919-1942 SECTION 157(5)
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED

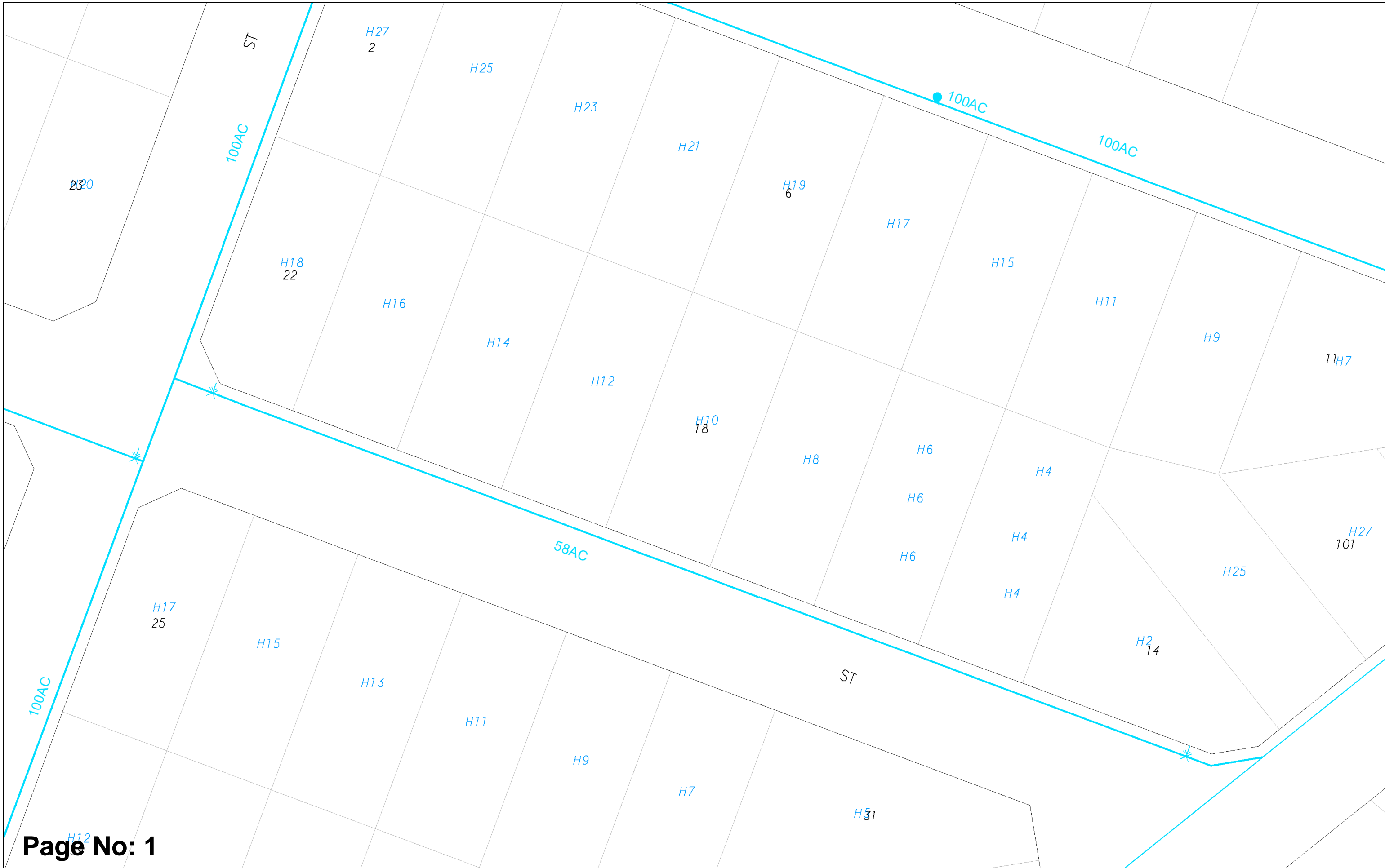


DAVID 622/1/1/74 COR. 6-74 ST

PLAN 6216

Plan 6216

Lot	Certificate of Title	Lot Status	Part Lot
1	1175/16	Registered	
2	1226/476	Registered	
3	1226/477	Registered	
4	1139/557	Registered	
5	1140/633	Registered	
6	1200/360	Registered	
7	1143/155	Registered	
8	1634/950	Registered	
9	1145/201	Registered	
10	1682/390	Registered	
11	2197/292	Registered	
13	2056/959	Registered	
14	1214/936	Registered	
15	1226/481 (Cancelled)	Strata'd	
15	SP51083	Strata'd	
16	SP77227	Strata'd	
16	1226/482 (Cancelled)	Strata'd	
17	1226/483	Registered	
18	1163/469	Registered	
19	1226/484	Registered	
20	1226/485	Registered	
21	1226/486	Registered	
22	1226/487 (Cancelled)	Strata'd	
22	SP85456	Strata'd	
23	2179/987	Registered	
25	1172/684	Registered	
26	1166/988	Registered	
27	1186/540	Registered	
28	1185/499	Registered	
29	1609/530	Registered	
30	SP81318	Strata'd	
30	1201/147 (Cancelled)	Strata'd	
31	1172/51	Registered	
32	1172/26 (Cancelled)	Retired	
33	253/29A	Registered	
34	253/30A	Registered	
35	1183/397	Registered	
36	1512/275	Registered	
37	1186/573	Registered	
38	1202/605	Registered	
39	1181/261	Registered	



Page No: 1



Scale: 1:750
 Job No.: 38668358
 Sequence No.: 251100020
 Print Date: 17 Feb 2025

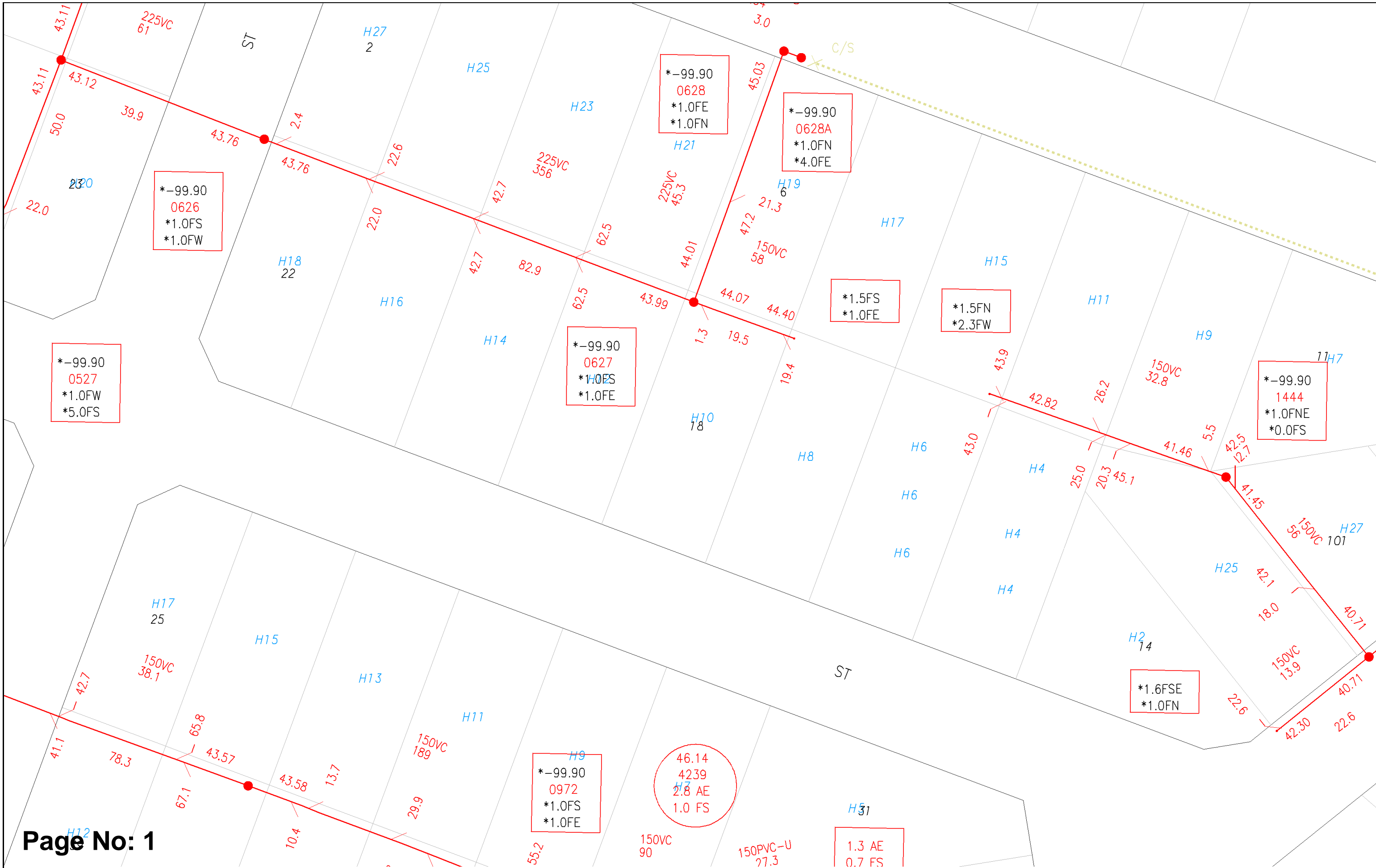


WARNING ASSET PROTECTION APPROVAL MAY BE REQUIRED

Apply for approval to work near our assets at:
 Working near assets (watercorporation.com.au)

Unauthorised work within prescribed proximities of Water Corporation Assets is prohibited.

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Page No: 1



Scale: 1:750
 Job No.: 38668358
 Sequence No.: 251100020
 Print Date: 17 Feb 2025



Sewer

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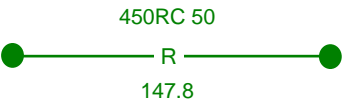
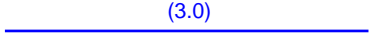

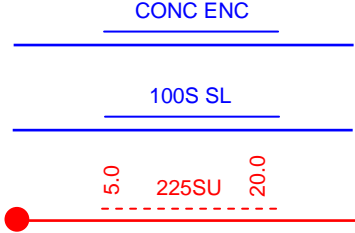
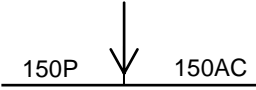


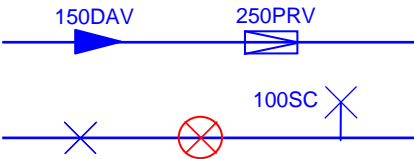
Plan Legend (summary)

INFORMATION BROCHURE



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

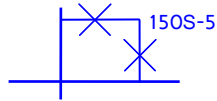
WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

  <p style="text-align: center;"><i>CANNING TRUNK MAIN</i></p>  	<p>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p>Common material abbreviations:</p> <p>AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged. CI cast iron GRP glass reinforced plastic P PVC - class follows pipe material (e.g.100P-12) RC reinforced concrete S steel VC vitrified clay</p>
	<p>NON-STANDARD ALIGNMENT Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)</p>
	<p>OTHER PIPE SYMBOLS Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>
	<p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.</p> 
	<p>CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>
	<p>PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.</p>
	<p>VALVES Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.</p> <p>Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.</p>



FIRE SERVICES

100 mm polythene domestic (DOMS) service
 FS Fire service
 FHS Fire hydrant service
 Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.



PIPE BYPASS

Bypass will not be on the same alignment as the main pipeline.



CATHODIC PROTECTION (CP)

Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible.
 A buried anode – various sizes and configurations
 TP test point - may be visible on a post or in-ground
 TR transformer rectifier



ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT

NOTE: Opening any manhole or pit is dangerous and is prohibited.
 Below ground. May not be any visible signs at ground level or may be located in a pit.



WASTEWATER ACCESS CHAMBERS (MANHOLES)

-- Manhole (shown not labelled)
 -- Tee or maintenance shaft (shown not labelled)
 MS maintenance shaft (labelled)
 WARNING: Opening any manhole or pit is dangerous and is prohibited.



WASTEWATER MANHOLE INFORMATION BOXES

Square non-trafficable Do not drive vehicles over or place loads.
 Round trafficable
 In general if not located in the road treat as if non-trafficable.



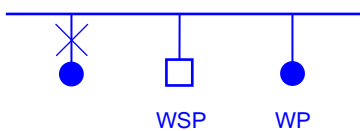
HAZARDOUS MANHOLE

Indicates a potential health hazard from risk of exposure to toxic waste.
 WARNING: Opening any manhole is dangerous and is prohibited.



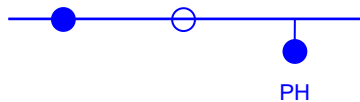
FLOWMETER

Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)

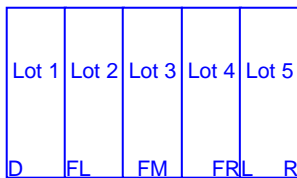


STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP)

May be located adjacent to mains. Usually there will be some visible indication.



Hydrant May not be visible.
Hydrant Tee May not be visible.
Pillar hydrant Visible



PRE-LAID SERVICES

D Deferred
 FL Fully Pre-laid Left
 FM Fully Pre-laid Front Middle
 FR Fully Pre-laid Right
 L Left
 R Right

Code indicates on which side of a lot the water service is located:

May be no visible indication at site.



SEWER OR DRAINAGE PUMP STATION

Several pipes and a pressurised main will be in the vicinity.



OPEN CHANNEL

OA Landscaped
 OE Normal Open Earth
 OF Open channel with flood levee
 OH Half Pipe
 OL Lined Channel
 OS Swale-Shallow Depression
 OW Natural Water Course

Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing *
- Ring Main Unit
- LV Distribution Frame

Distribution Cables

- High Voltage Cable (1kV - 33kV)
- Low Voltage Cable (< 1kV)
- Street Light Circuit (< 1kV)
- Street Light Pilot (< 1kV)
- Earth Wire

Cable Pole Terminations

- HV Termination
- LV Termination

Proposed Construction Assets

- Design Area *
- High Voltage Underground Cable
- Low Voltage Underground Cable
- Metal Pole
- Pillar
- Transformer site
- HV Termination
- LV Termination

State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

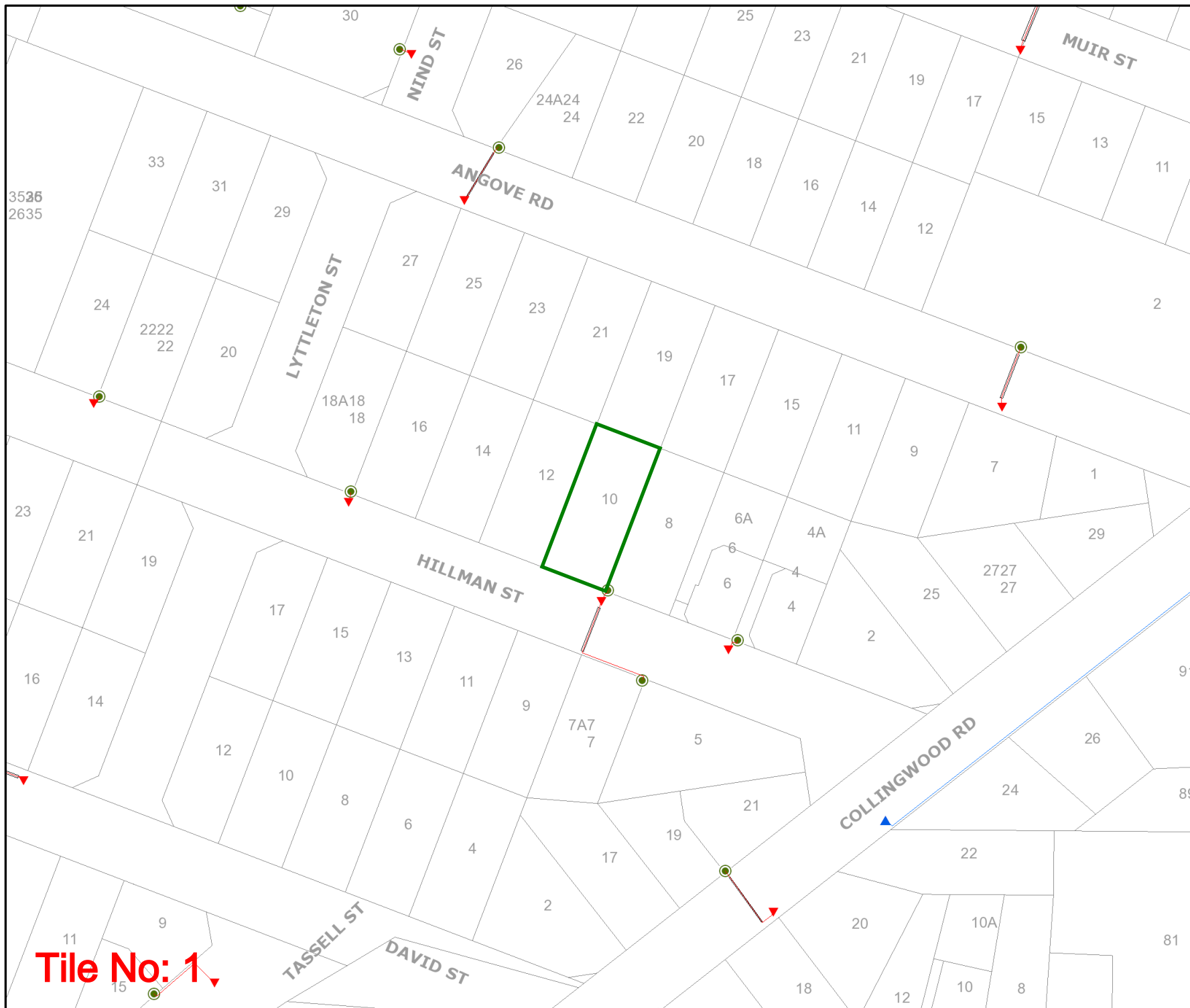
**Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30**

Information valid for 30 days from date of issue

A4

Scale : 1:1500

WARNING! Look out for overhead power lines



Tile No: 1



WARNING
Refer to Cover Sheet
for Further Information

- ⋯ BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- - - Relay Program
- - - Abandoned Pipe
- - - Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs

Please refer to Symbols Sheet for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

SYMBOLS SHEET

GAS UTILITY NETWORK

EXISTING GAS NETWORK

- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS

- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK

- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

COMPOUNDS

- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

VALVES

- Isolation Valves
- Service Valves

MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

- Associated Asset

DUCTS AND SLEEVES

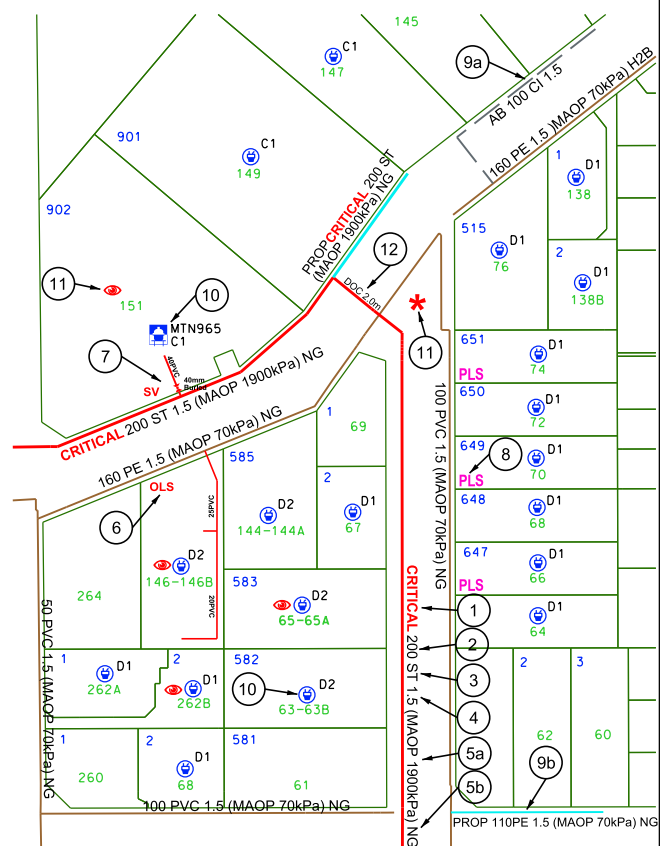
- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

FEATURES


- | | | | | |
|-----|-----------------|-----------------|------------------|------------------|
| SC | Side Elevation | Linked Document | Reference Line | Not Gassed |
| X | Obstacle | PLS | Gas Pit | Suburb |
| * | See Details | PLSS | Arrow Pointer | Local Government |
| NC | Not Connected | PLST | Proving Location | Pressure Upgrade |
| SV | Gas Service | BL | | |
| T | Sign | CoD | | |
| OLS | Offline Service | | | |

Asset Identification Legend

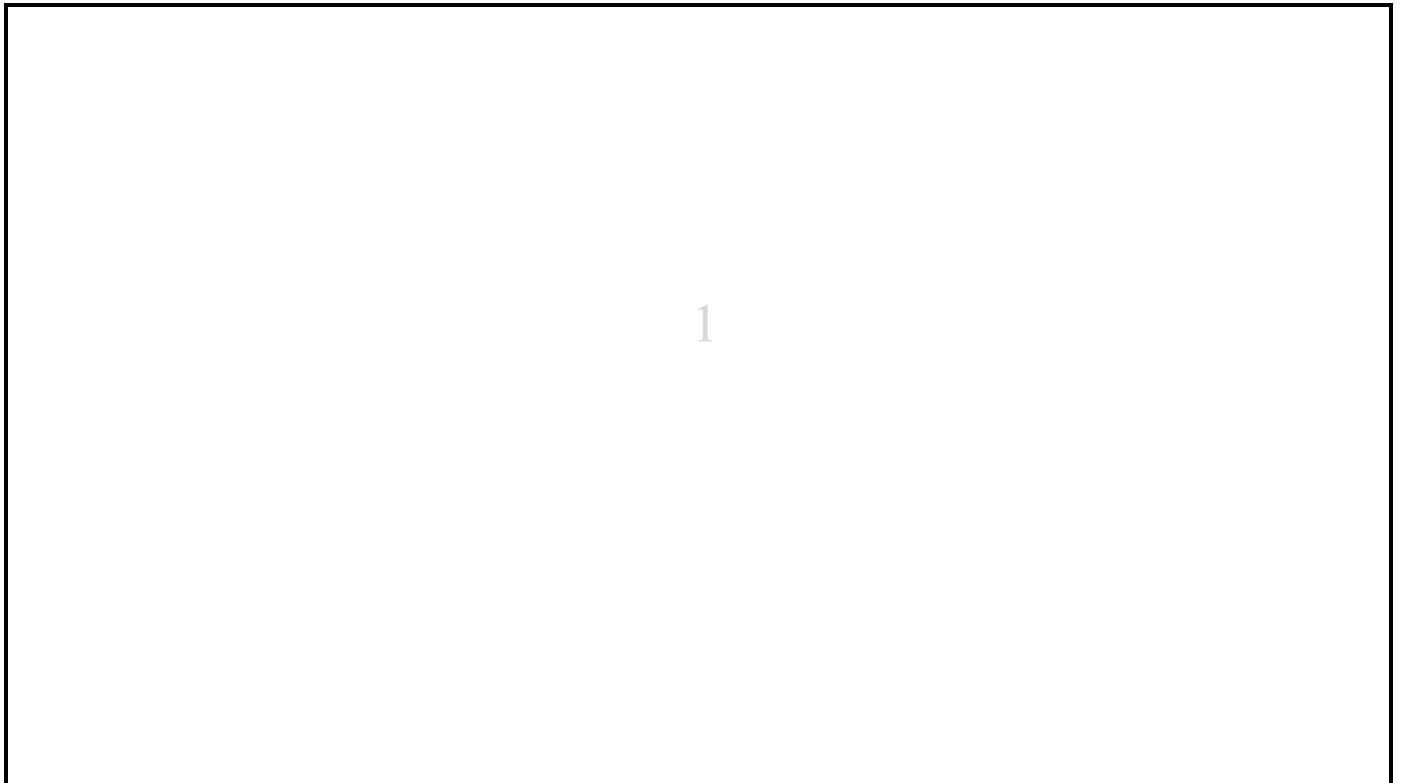
1. **Critical Asset (See Cover Sheet WARNINGS)**
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) Gas Type:
NG = Natural Gas.
H2B = Natural Gas Blended with % Hydrogen.
LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.
(WARNING OLS may not always be shown on plan).
See Cover Sheet for More Information.
7. Service Valve in the vicinity
(NOTE: Service Valve may be "BURIED")
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)
9a. AB & ABS = Abandoned Mains, Ab Sold.
9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.



To: Stephanie Del Borrello
Phone: Not Supplied
Fax: Not Supplied
Email: stephanie@merrifield.com.au

Dial before you dig Job #:	38668358	
Sequence #	251100018	
Issue Date:	17/02/2025	
Location:	10 Hillman St , Spencer Park , WA , 6330	

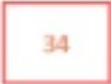




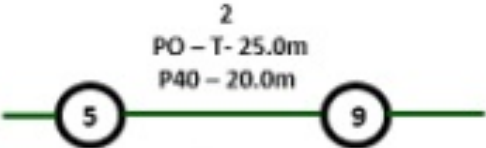






Indicative Plans

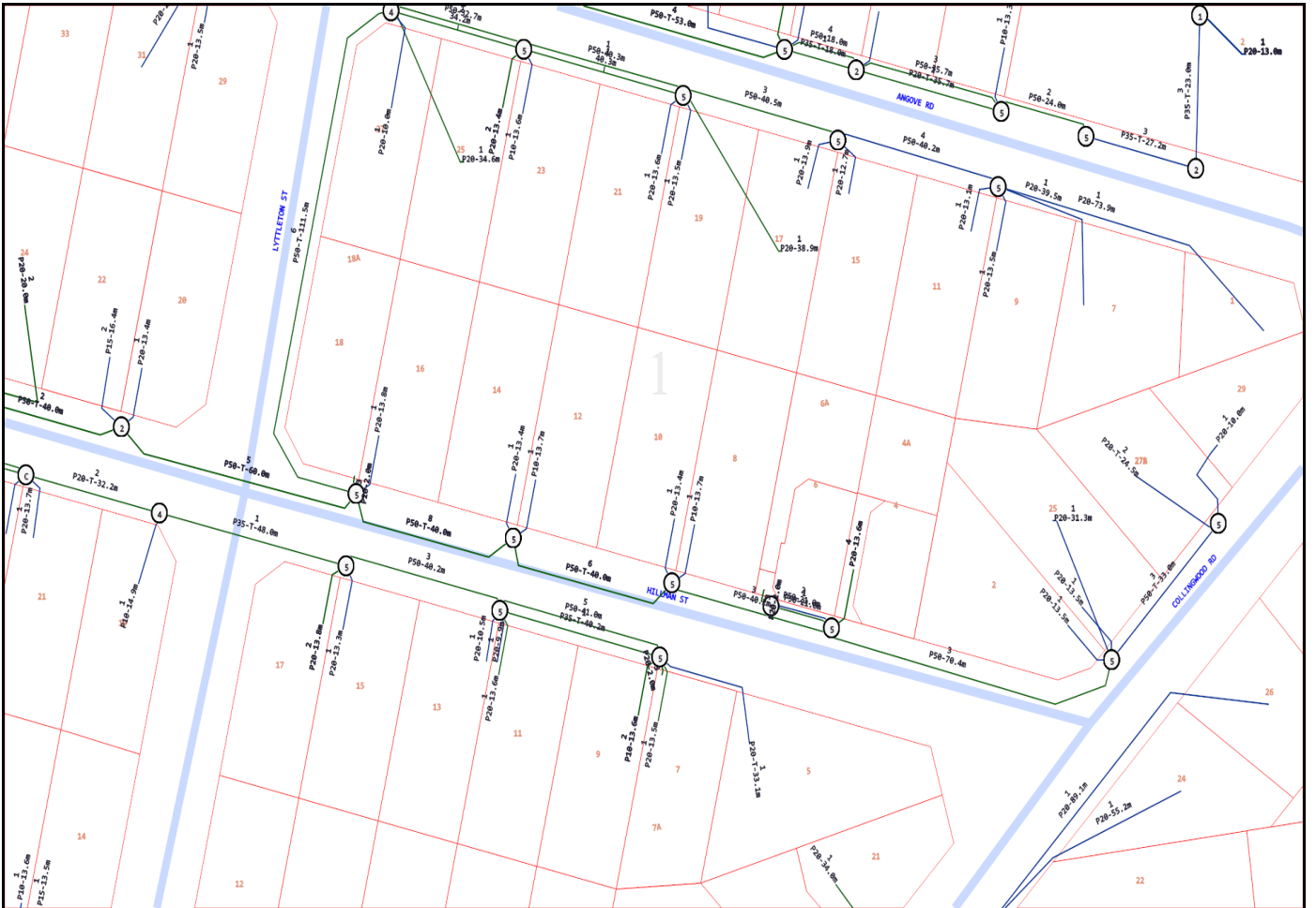




LEGEND



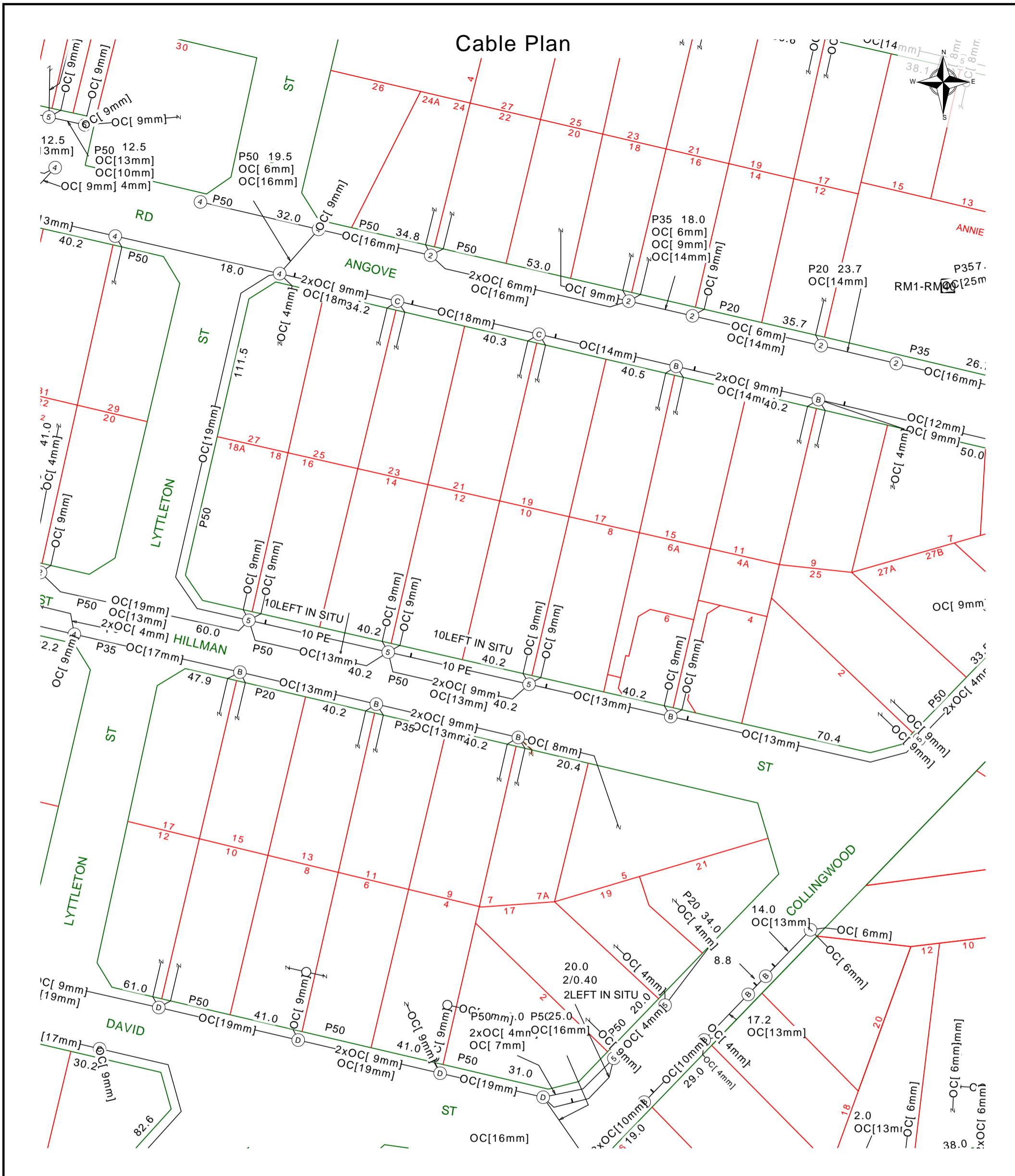
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 



Emergency Contacts

You must immediately report any damage to the **nbnet**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 251100019

Please read Duty of Care prior to any excavating

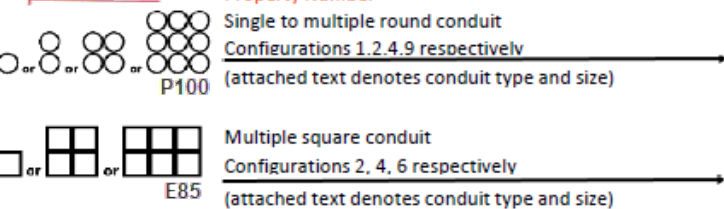
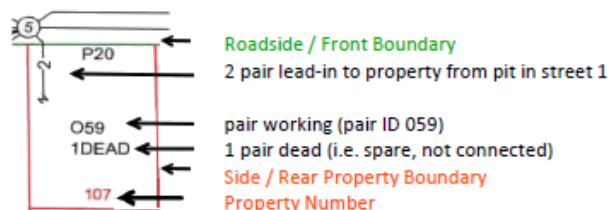
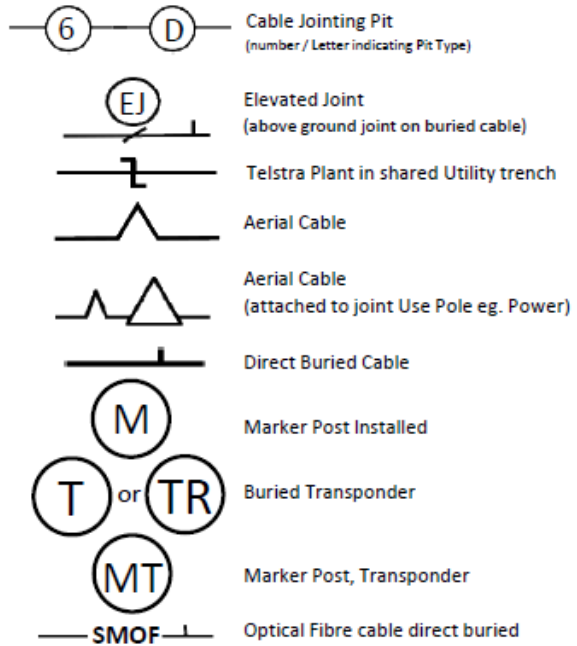
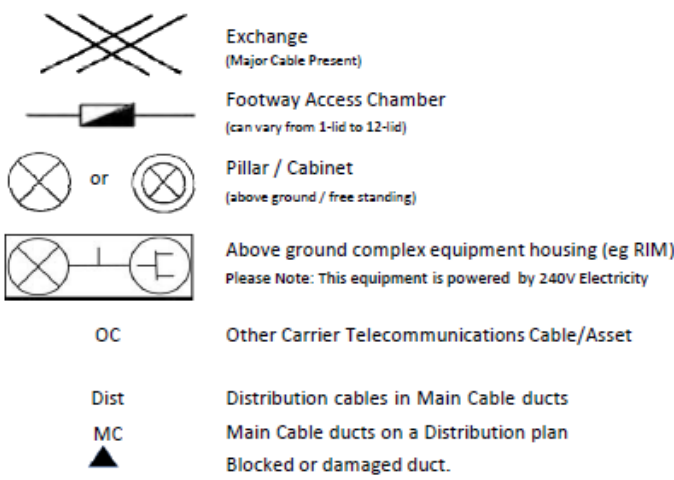
TELSTRA LIMITED A.C.N. 086 174 781

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WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

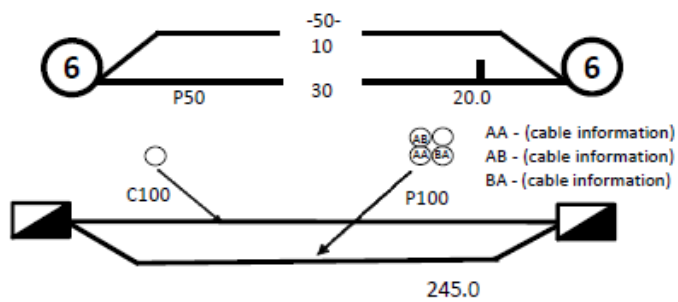
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935

25/02/2025

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

258 York Street

PO Box 5001

Albany WA 6332

08 9841 4022

admin@merrifield.com.au

www.merrifield.com.au

To whom it may concern,

RE: RENTAL APPRAISAL – 10 HILLMAN STREET, SPENCER PARK

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$500.00 - \$540.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

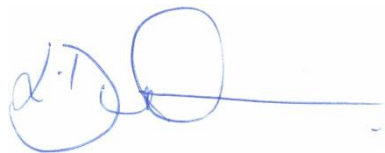
[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/obligations-of-landlords-corded-internal-window-coverings)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](https://www.commerce.wa.gov.au/industry-regulation-and-safety/rental-property-security-standards)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'L. Dunham', with a long horizontal line extending to the right.

Lisa Dunham

Senior Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.