



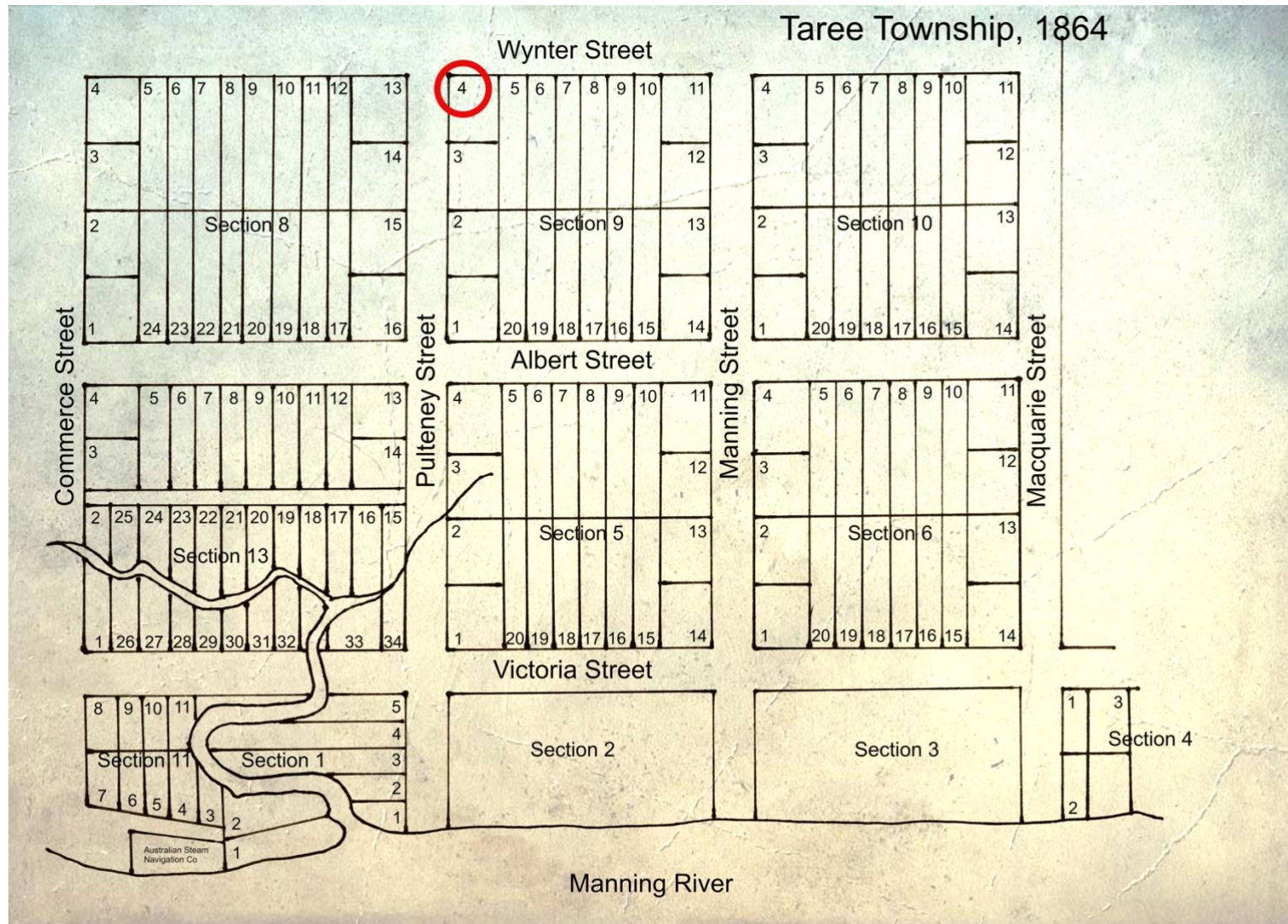
How to date your house using Rate and Valuation Books

Example 1



'Invermay' corner Wynter and Pulteney Streets, Taree.

You can use the Rate and Valuation Books to determine an approximate date when a house was built. Take for example 'Invermay' on the corner of Wynter and Pulteney Streets, Taree. Properties were identified by their Section and Lot numbers. Using the map you can see the house is located at Section 9 Lot 4.



Using the Rate and Valuation Books you can search across the years to see how Section 9, Lot 4 has changed. In 1886 it was 'stables and paddocks' but in 1894 a 'house' was described on the land. Jumping forward to 1920-22 you can see it was used as a 'bakehouse and cottage'.

Year	Section No.	Lot No.	Street	Occupier	Owner	House, W/house, Shop
1886	9	4	Pulteney	John Thompson	C Thompson	Stables & Paddock
1892	9	4	Wynter, Manning, Albert	John Thomson	Mrs C Thomson	Stables
1893	9	4	Pulteney, Wynter, Manning, Albert	J Thomson	Mrs C Thomson	Land
1894	9	4	Pulteney, Wynter, Manning, Albert	R Hamilton	Mrs J Thomson	House
1904	9	4	Albert, Pulteney, Wynter	Mrs Oakes	Mrs C Thomson	Dwelling
1920 - 1922	9	Pt 4	Pulteney & Wynter	Miller F W, Baker	Thomson Ltd	Bakehouse & Cottage

Example 2

Not all properties are as easy to date, for example 330 Victoria Street, Taree. Originally it was Section 31, Lot 4 in St Johns Avenue, Taree. Due to subdivision, the property was not only restructured (Lot 4 to Lot 2), the street was renamed Victoria Street. In this case the name of the owner was used to trace the property. (It is advisable to refer to other sources of information to ensure you are tracing the correct property. Historical NSW land title records were used to confirm Sidney Christophers owned this property and it was renamed rather than him buying a nearby property).

There is a large increase in 'Assessed annual values' between 1929 and 1930 from £8 to £52. The 'Improved capital value' has also increased in 1930 indicating that the land has been significantly improved such as a house built on the property.

Year	Section No.	Lot No.	Street	Owner	Unimproved capital value	Improved capital value	Assessed annual value
1926	31	4	St Johns Ave	Christophers Sidney, Journalist	Not assessed	Not assessed	Not assessed
1927	31	4	St Johns Ave	Christophers Sidney, Journalist	£100	£130	£6
1928	31	4	St Johns Ave	Christophers Sidney, Journalist	£100	£130	£6
1929	31	2	Victoria Street	Christopher Sidney	£115	£150	£8
1930	31	2	Victoria Street	Christopher Sidney	£115	£750	£52

NB: The spelling inconsistencies in the above examples reflect the original notation.