SYNTHETIC SAMPLE / INVENTED DATA

Sample Home 01

SAMPLE HOME 01 | No real location · N/A - no research performed

Research coverage

Recorded groups attempted	Groups returning data	Reference links
Not recorded	**Not recorded**	**0**

Retrieval totals were not recorded. Links are unique source, licence and follow-up destinations, not proof each was checked.

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Explore a complete, invented example of the True Value report format. Every property figure, boundary, school and finding in this sample is fictional. No property records were searched. This is not a real property assessment.

Recorded property information

Sample parcel area

800 m²

Invented rectangle, 25 m x 32 m

Sample dwelling footprint

180 m²

Invented outline, not floor area

Priority checks before you act

1. Boundary and title: Confirm legal extent, access and interests for a real purchase.
2. Surface water and services: Investigate mapped intersections and verify connections.
3. Planning and value: Check applicable rules; rating figures are not a sale-price opinion.

Inside this sample

Property & planning
Pages 2-4

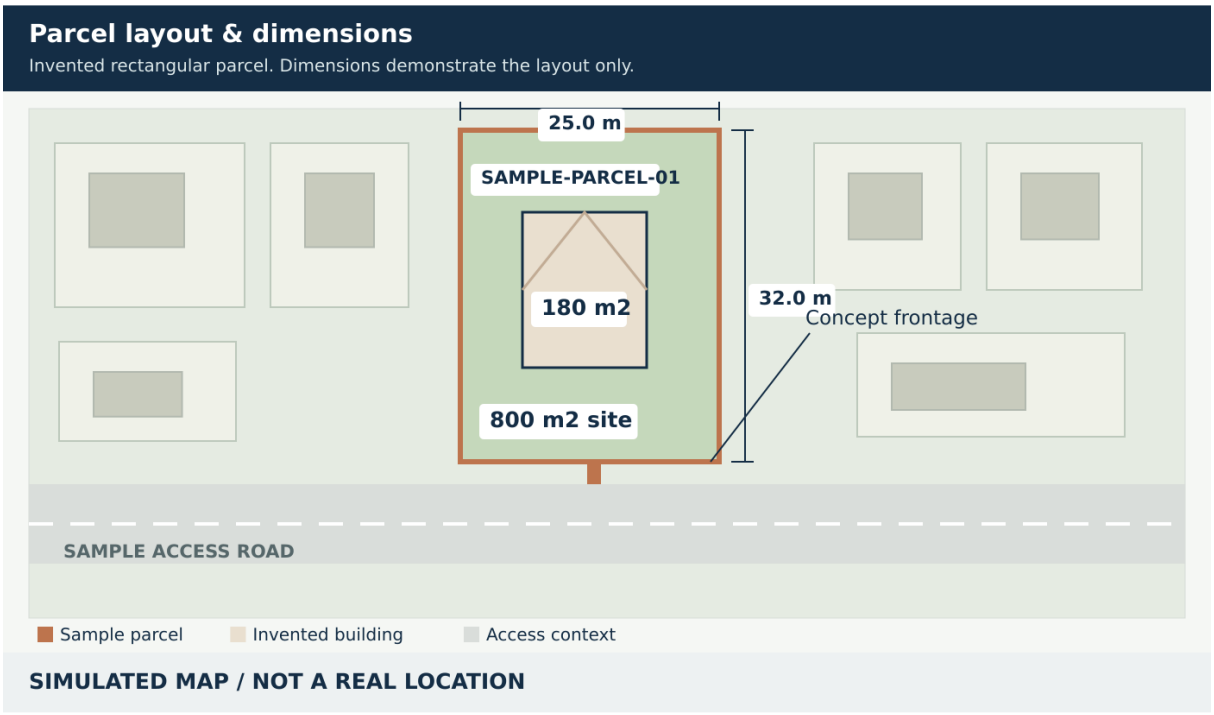
Value & ground
Pages 5-8

Services & next steps
Pages 9-13

SAMPLE-01 is an illustrative identifier only. There is no address, owner, real title, real parcel ID or location behind this report.

Parcel & dimensions

An invented site, with the relationship between parcel, building and road made visible.



Simulated parcel: 25.0 m frontage x 32.0 m depth = 800 m². Building outline is 12 m x 15 m.

Original synthetic illustration. No external imagery, maps or property records.

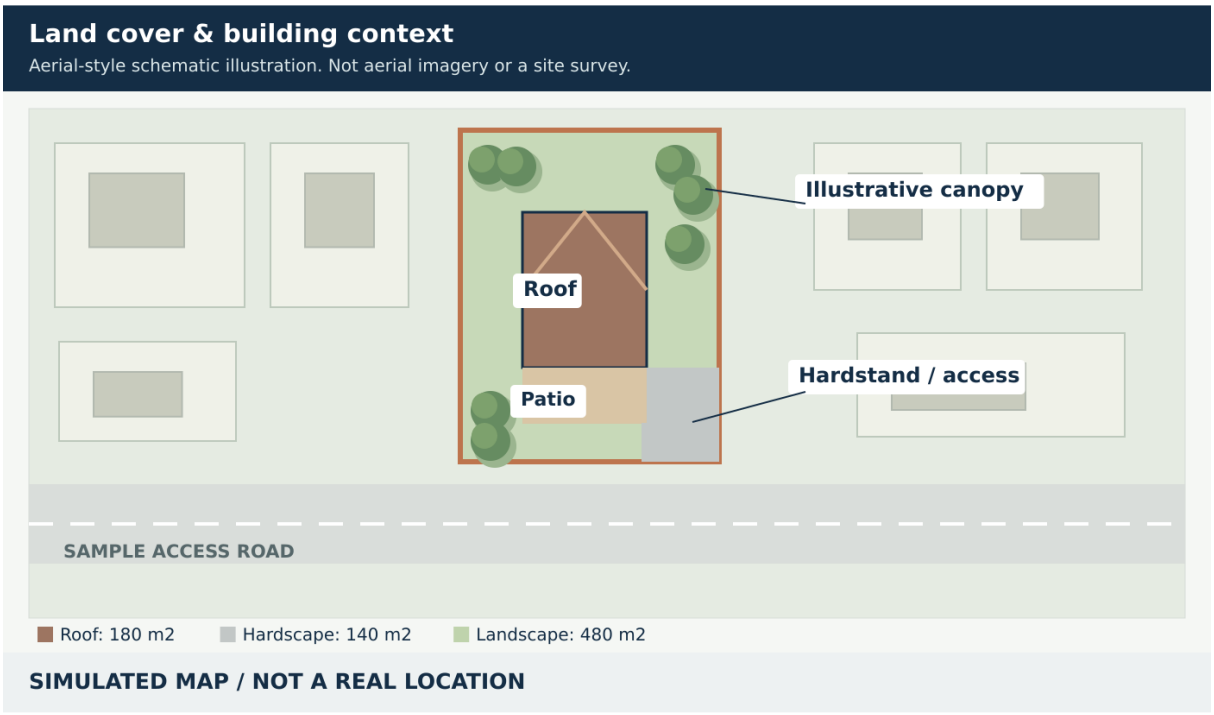
Invented land area	Invented frontage	Invented depth
800 m²	25.0 m	32.0 m

Identity item	Synthetic presentation
Illustrative parcel ID	SAMPLE-PARCEL-01 (not a cadastral identifier)
Illustrative tenure	Fee-simple scenario only; no registered title obtained
Access relationship	Road frontage illustrated; legal access unconfirmed
Boundary basis	Original drawing in local page units, not survey geometry

Dimensions describe this drawing only. Real reports depend on available, correctly matched records; a mapped boundary is not a boundary survey.

Buildings & land cover

An aerial-style schematic, not aerial imagery. All areas and features are invented.



Aerial-style schematic: a building, planted areas, patio and hardstand. This is not a photograph.

Original synthetic illustration. No external imagery, maps or property records.

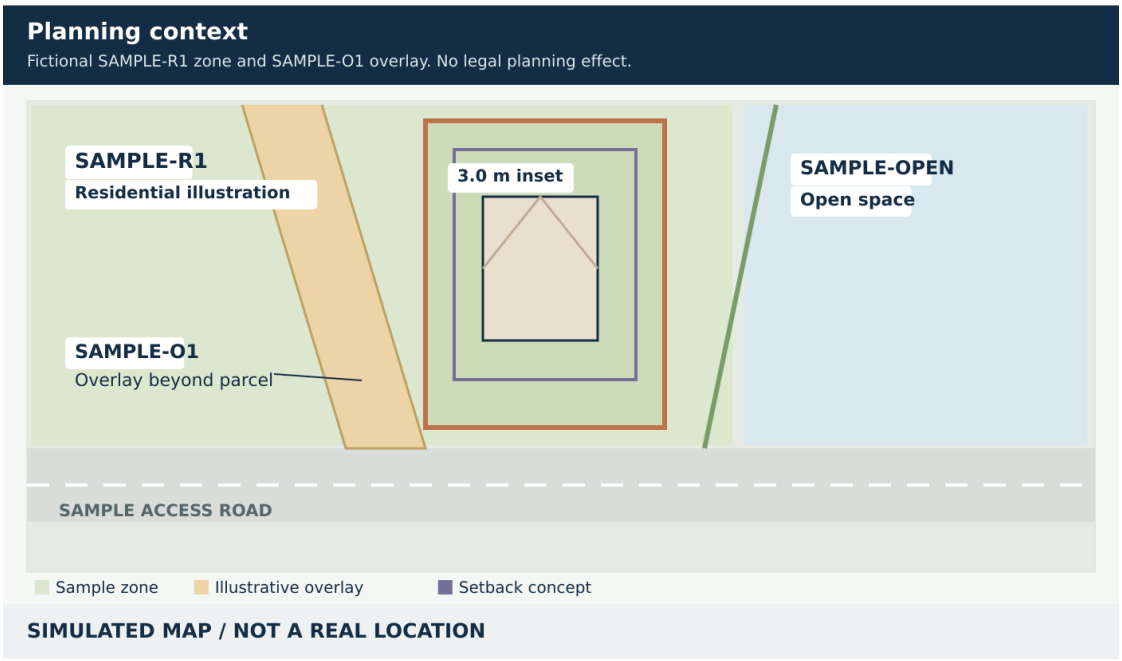
Roof / footprint	Hardscape	Landscape
180 m²	140 m²	480 m²
22.5% of invented parcel	17.5% of invented parcel	60.0% of invented parcel

What the illustration shows	What it cannot establish
A detached building footprint	Internal floor area, rooms, condition or compliance
A roof and paved access area	Consent status, legal driveway rights or drainage
Trees and garden areas	Protected-tree status, roots or maintenance obligations

The cover categories total 800 m². Tree canopy may overhang other surfaces and is not an extra area. Internal floor area and building age are intentionally not supplied.

Planning context

How a report can separate a planning designation from a development conclusion.



The parcel sits in fictional zone SAMPLE-R1. A fictional overlay sits beyond the parcel. The purple inset is only a setback concept.

Original synthetic illustration. No external imagery, maps or property records.

Invented planning item	Sample display	Decision boundary
Zone	SAMPLE-R1 residential	Illustrative designation; no actual district plan
Overlay	SAMPLE-O1 beyond parcel	No inference about real hazards or restrictions
Front / side inset	3.0 m concept	Not a permitted setback or buildable envelope
Height / coverage	8 m / 35% examples	No rule verification; exceptions not modelled

Development potential: withheld

This sample does not calculate extra dwellings, subdivision yield or consent eligibility. A real proposal needs the operative plan, overlays, title restrictions and qualified advice.

Planning figures are invented to show table structure. They must not be used as planning rules for any location.

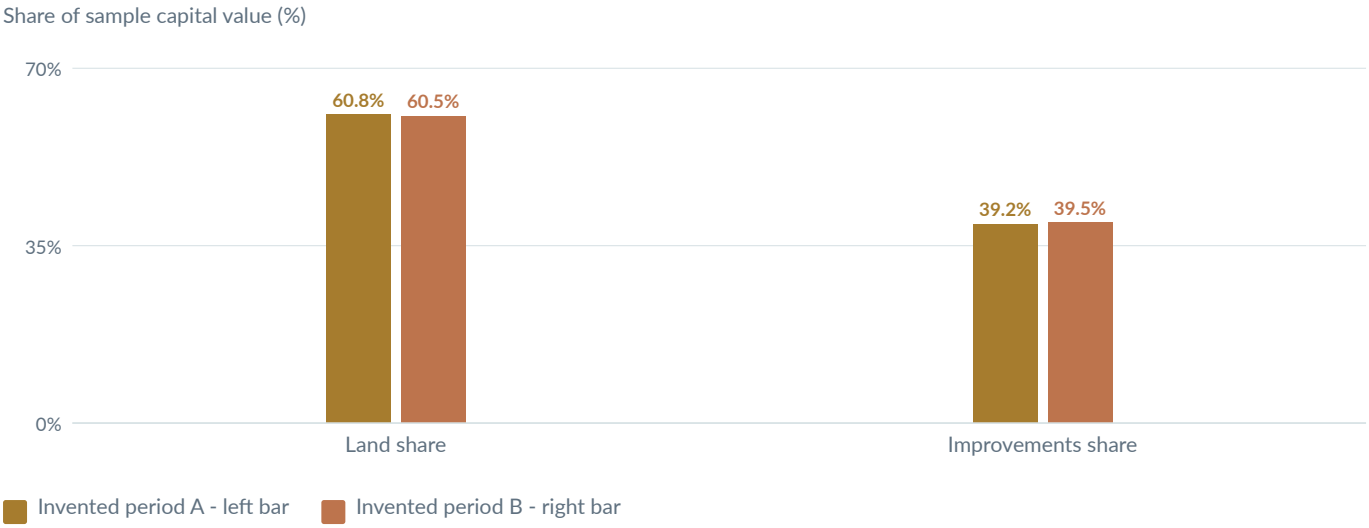
Rating-value context

Illustrative recorded-value presentation. No valuation, rates or market records were obtained.

Illustrative value breakdown

Sample capital value	Sample land value	Sample improvements
NZ$860,000	NZ$520,000	NZ$340,000
Invented rating figure	Invented component	Difference in this example

The example capital value is split into land and improvements. In a real report, a published rating valuation may be useful context, but its purpose, effective date and matched assessment scope need to be understood.



Invented composition percentages, rounded to one decimal place. Period B uses the figures above; period A uses NZ$790,000 capital, NZ$480,000 land and NZ$310,000 improvements.

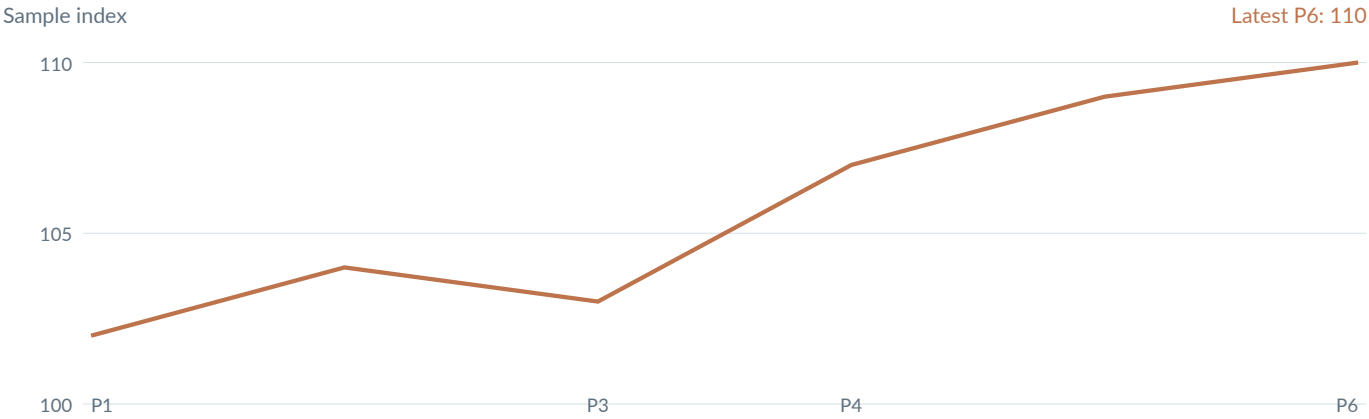
Value question	Sample treatment
Does land + improvements reconcile?	Yes: NZ$520,000 + NZ$340,000 = NZ$860,000
Assessment identifier	SAMPLE-ASSESSMENT-01 only
Rates payable / valuation date	Not provided; no council record searched
Current market value / asking price	Withheld; no property valuation or asking price

No actual authority supplied these numbers. This is not a registered valuation, investment recommendation or suggested offer price.

Market & rental context

Invented area-level figures demonstrate the charts. They do not estimate the sample property.

Illustrative area trend



Invented periods P1-P6: index values 102, 104, 103, 107, 109, 110. No actual market series or dates.

Sample area change	Sample volume	Sample median
+7.8%	42	NZ$780k
P1 to P6, invented	Invented observations	Invented area-level amount

Invented 3-bedroom house rental example

$610 per week (median)

Lower quartile $550 — Upper quartile $680

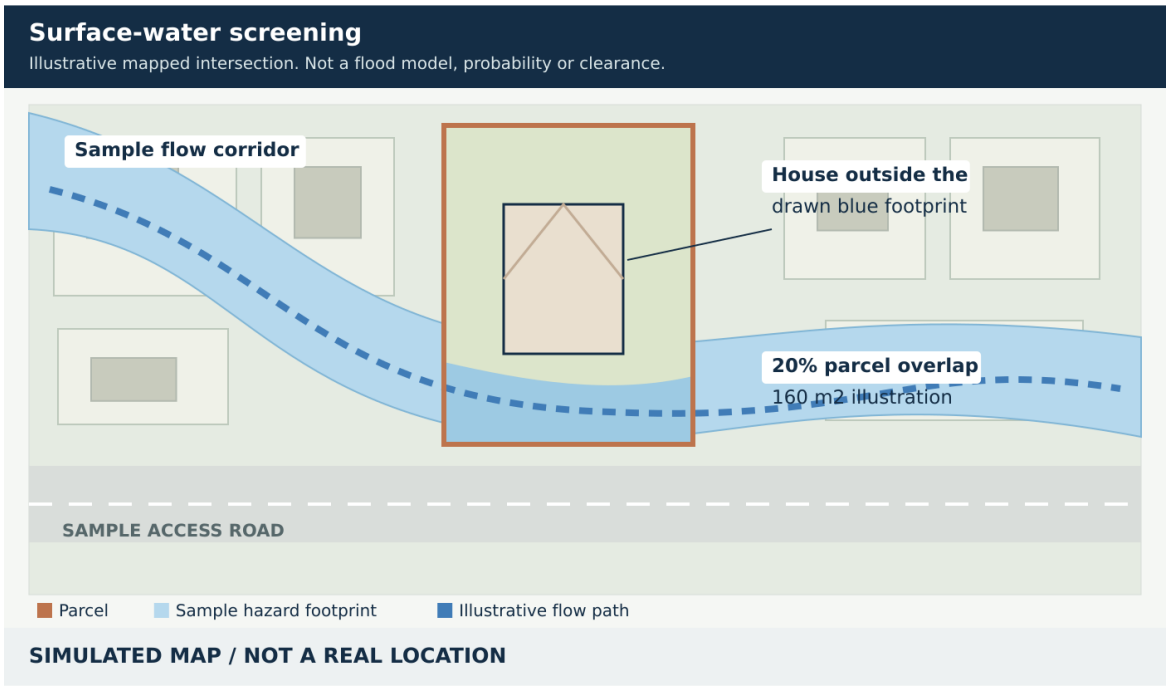
Period SAMPLE-PERIOD (not a date) · Area bond evidence, not an appraisal of this property

Interpretation	Limit
Rental quartiles: NZ$550 / 610 / 680	Invented weekly figures, not a rental appraisal
48 sample observations	No bonds or tenancies were accessed
Area context versus property value	Condition, title, location and fit can differ materially

Every plotted number is invented. The current template can display trend and rental blocks when eligible data exists, but actual availability and rights vary by source and location.

Surface-water screening

The example shows an intersection that deserves follow-up, not a flood-risk verdict.



The invented blue footprint intersects a portion of the parcel. Its linework does not represent an actual flood model.

Original synthetic illustration. No external imagery, maps or property records.

Screening question	Illustrative outcome	Meaning
Parcel intersection	Shown: 160 m² / 20%	An example flag for follow-up
Building intersection	Not shown in drawing	Not a safe-building conclusion
Flow corridor	Across illustrated parcel context	No depth, velocity or event probability
Insurance availability	Not assessed	Ask an insurer about a real property

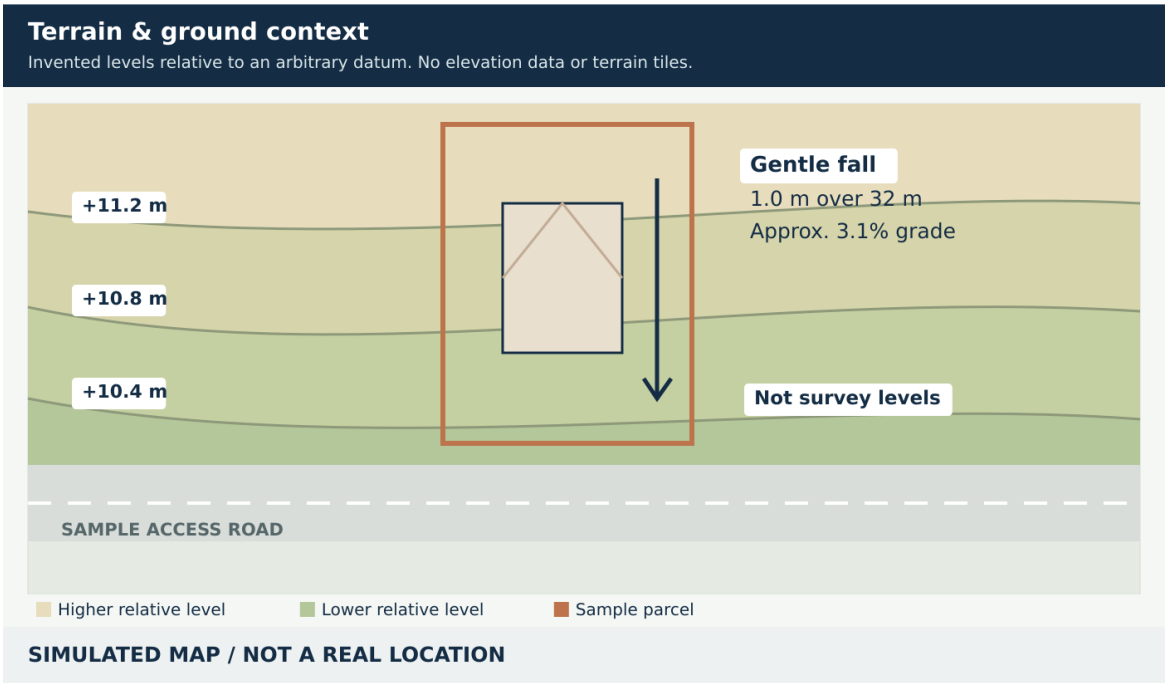
A mapped intersection is a starting point

For a real site, check the source scenario, level of detail, floor levels, drainage and any site-specific assessment. An absent shape would not prove that risk is absent.

The 160 m² and 20% are illustrative sample labels, not geospatial measurements of this schematic.

Terrain & ground checks

A relative-height illustration, with the uncertainty made explicit.



Invented levels use an arbitrary sample datum. The arrow shows a hypothetical 1.0 m fall over a 32 m run.

Original synthetic illustration. No external imagery, maps or property records.

Sample level change	Sample run	Sample grade
1.0 m	32.0 m	3.1%

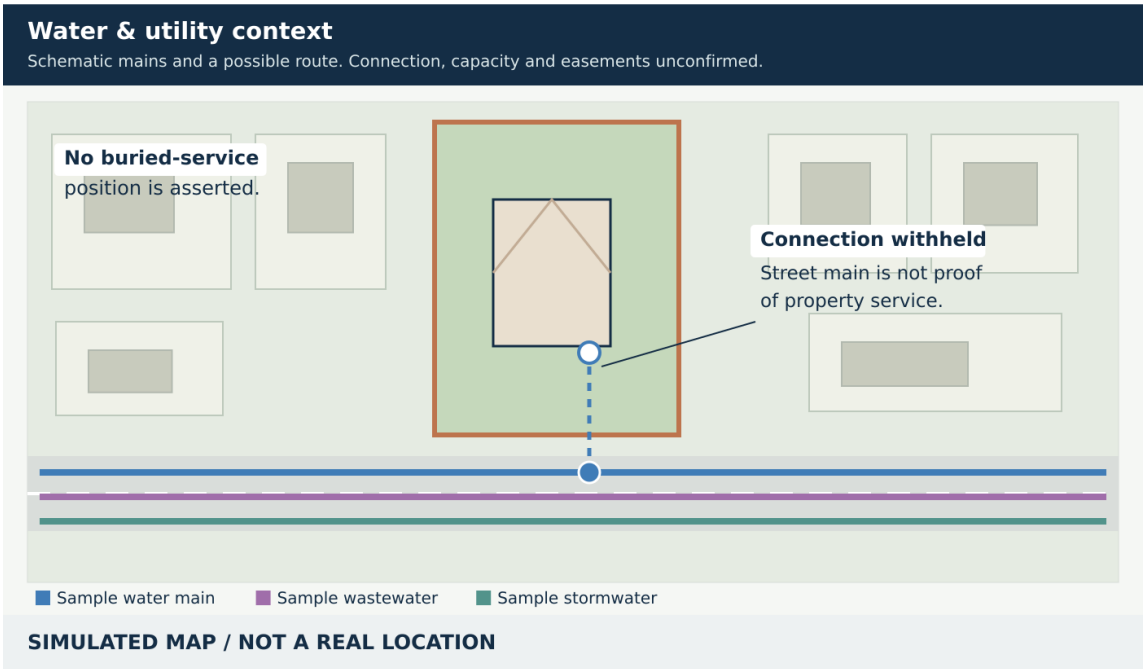
Ground check	Sample status	Why it matters
Relative slope	Illustrated only	A regional model would not replace a survey
Geotechnical conditions	MISSING	No investigation or borehole logs provided
Liquefaction / stability	NOT ASSESSED	No ground-hazard records queried
Finished-floor levels	WITHHELD	No surveyed level or building plans

3.1% is the rounded arithmetic ratio 1 / 32. These levels are not above sea level. Ground conditions and construction suitability require site-specific evidence.

HAZARDS & ENVIRONMENT

Water & utilities

A mapped network near a parcel does not establish a usable service connection.



Three invented mains run along the road. A dashed spur illustrates a possible connection, not a verified service.

Original synthetic illustration. No external imagery, maps or property records.

Service	Synthetic map example	What remains unconfirmed
Potable water	Blue main along frontage	Connection, capacity, pressure and metering
Wastewater	Purple main along road	Lateral, invert level and connection rights
Stormwater	Teal line in road context	Discharge rights, capacity and on-site drainage
Power / fibre	NOT SHOWN	Provider availability and installation costs

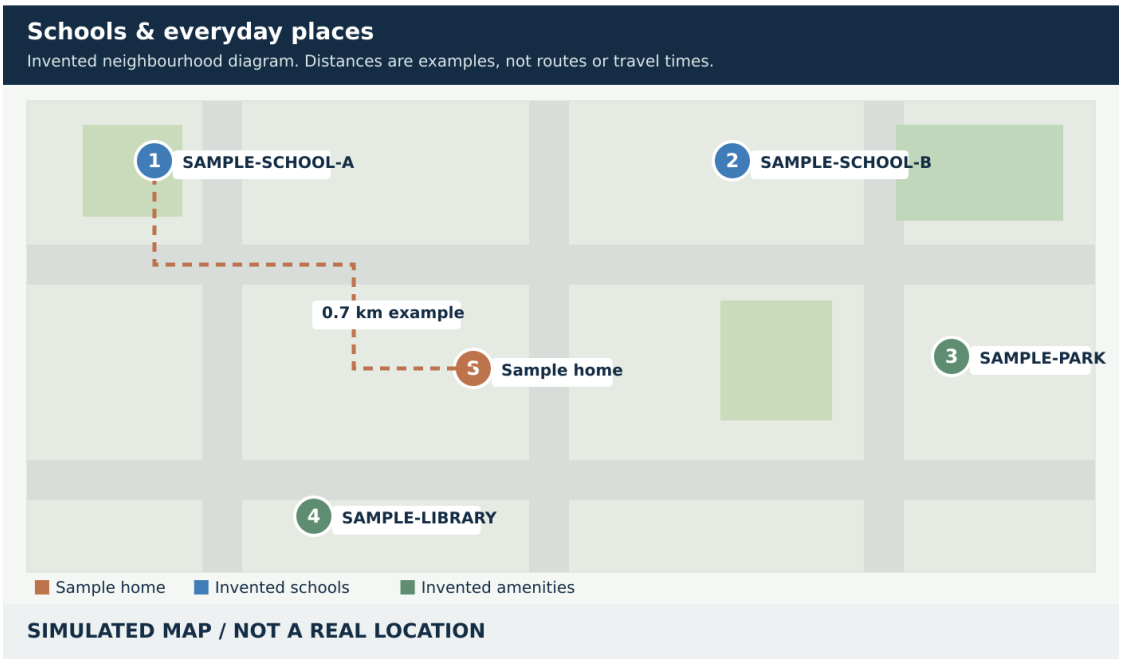
Connection status: withheld

A nearby asset is not proof of a connection, capacity, easement or permission to build. Check the property service record and locate underground services before work.

No utility provider was contacted. These are original diagram lines, not infrastructure-location data.

Schools & community

Invented nearby places demonstrate how local context can be presented.



Numbered fictional places demonstrate a neighbourhood context map. Dashed route is an invented illustration.

Original synthetic illustration. No external imagery, maps or property records.

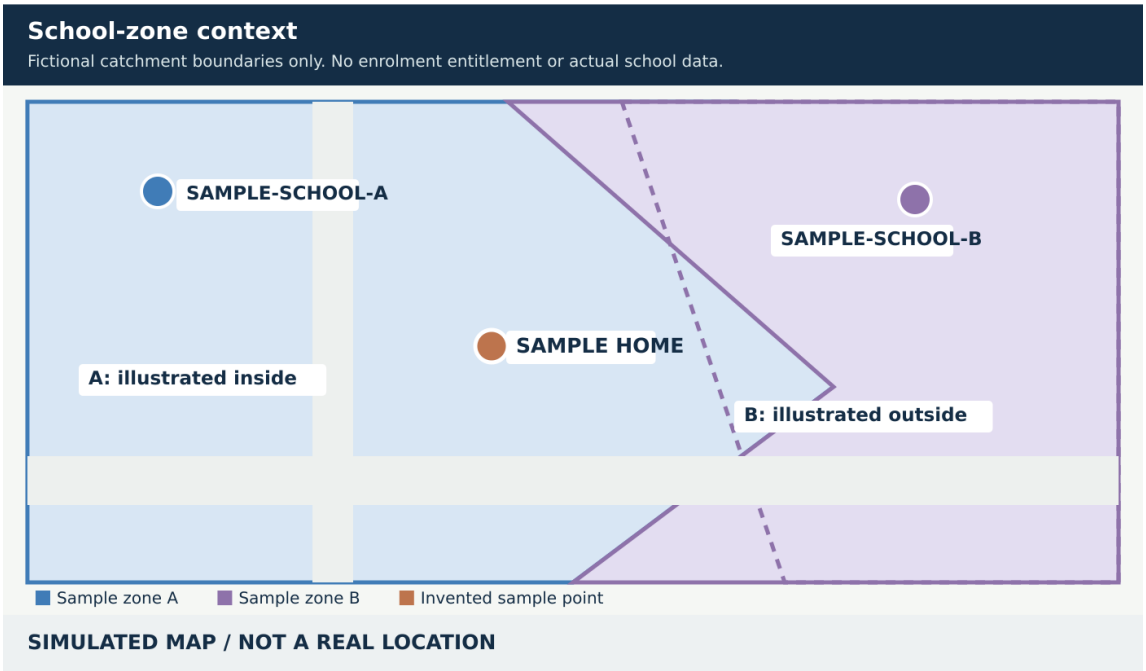
Invented place	Example distance	Context only
1. SAMPLE-SCHOOL-A	0.7 km	Primary-school example; not a real school
2. SAMPLE-SCHOOL-B	1.4 km	Secondary-school example; not a real school
3. SAMPLE-PARK	0.5 km	Open-space example; not a real facility
4. SAMPLE-LIBRARY	1.0 km	Community-service example; not a real facility

For a real property, nearby services can help a buyer decide what to investigate. Distance alone does not establish safe walking access, travel time, service quality or availability.

Distances are invented and are not computed from the drawing. No school directory, rating, demographic record or routing service was accessed.

School-zone context

Fictional school names and catchments. No actual enrolment information is included.



The sample point is drawn inside fictional zone A and outside fictional zone B. There is no real enrolment entitlement.

Original synthetic illustration. No external imagery, maps or property records.

SAMPLE-SCHOOL-A

Illustrated inside · The synthetic sample point falls in the blue drawing. Not an official zone match.

SAMPLE-SCHOOL-B

Illustrated outside · The synthetic sample point is outside the purple drawing. Not an official exclusion.

Point and boundaries were drawn locally for this sample; no coordinates or school records exist.

A real enrolment check would need	Sample status
Current official scheme and exact address	NOT SEARCHED
Year level, enrolment policy and confirmation	NOT ASSESSED

Zone diagrams are context, not a guarantee of admission. Real boundaries, school names, rolls, deciles and reviews are intentionally absent.

Checks before you act

An example follow-up plan, organised around the gaps that matter.

An example due-diligence plan

No buying recommendation is made

This checklist demonstrates a report follow-up page. It does not recommend purchasing, rejecting or pricing any property.

Priority	Check	Evidence or question to resolve
1	Title and boundary	Obtain the current title and interests; reconcile parcel extent and legal access.
2	Property file and consent	Check recorded work, plans, consent history and any compliance gaps.
3	Surface water and ground	Clarify the mapped scenario and seek site-specific flood or ground advice.
4	Services	Confirm connections, capacity, easements and any upgrade requirements.
5	Building condition	Commission an appropriate independent inspection.
6	Planning proposal	Test the intended use against current rules and overlays.
7	School enrolment	Confirm the current scheme and eligibility with the school.
8	Price and finance	Obtain independent valuation, lending and insurance advice as needed.

- ☐ List unanswered questions before committing.
- ☐ Keep source dates and evidence scope with each finding.
- ☐ Do not treat missing evidence as a clear result.

Your questions / adviser notes

Evidence & limitations

What is shown, what is missing and what is deliberately withheld in this synthetic sample.

Evidence status key

Status in this sample	Example	How to read it
ILLUSTRATED	Parcel, maps and value figures	Invented examples, not retrieved evidence
MISSING	Title, plans and ground report	Not supplied in the sample
WITHHELD	Connection / market-value conclusion	No conclusion without the required proof
NOT ASSESSED	Insurance, ground hazards, condition	No check was carried out
NOT SEARCHED	Authorities and external providers	No property records or APIs were queried

All sample content was authored locally. No real address, owner, title number, cadastral identifier, coordinates, provider tiles, authority responses or retrieved property evidence were used. SAMPLE- identifiers are demonstration labels only.

This sample includes	This sample does not claim
The existing True Value PDF layout and block types	A production property search, payment or saved report
Original locally drawn map illustrations	Actual aerial imagery, boundaries or service locations
Selectable text, tables and native charts	An assessment of a real property or full source coverage

Actual reports vary by location, property type, available evidence and display permissions. Sections can be missing or withheld. No source retrieval date is presented because no retrieval took place.

Methodology and disclaimer

SYNTHETIC SAMPLE / INVENTED DATA. This is not a real property assessment. All property and area figures, names, scenarios, maps and identifiers are invented. No property records were searched. Original schematic maps are not aerial imagery, survey plans, official planning or school-zone maps, flood models, service plans or real geographic locations. They must not be used for navigation, excavation or decisions. The sample is not a registered valuation, legal advice, engineering advice, building inspection, insurance determination or planning approval. For a real purchase, verify the exact property and source evidence with appropriate professionals. The account QR and business contact links are fixed template features, not evidence links. No sample property is stored behind them.

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