



Hawkesbury City Council

attachments  
to  
item 12

**Attachment 1**

Rating Modelling (Residential)

**Attachment 2**

Rating Modelling (Business)

**Attachment 3**

Rating Modelling (Farmland)

date of meeting: 5 February 2008  
location: council chambers  
time: 5:00 p.m.

# AT - 1 Rating Modelling (Residential)

## HAWKESBURY CITY COUNCIL 2008/09 RATING OPTIONS

RESIDENTIAL	No of Props	Total RV	Lowest RV	Highest RV	Average RV	Minimum - no base rate				Base 30%			Base 40%			Base 50%		
						2007/08	One	% Inc	Two	% Inc	Three	% Inc	Four	% Inc				
AGNES BANKS	133	30,766,500	55,800	854,000	231,327	\$744.39	\$722.67	3.01%	\$608.28	11.85%	\$823.68	13.98%	\$839.25	16.13%				
BERAMBING	33	14,119,000	235,000	1,906,000	406,636	\$1,270.33	\$1,270.33	3.01%	\$1,212.42	-4.56%	\$1,170.53	-7.86%	\$1,128.18	-11.19%				
BILPIN	258	96,745,800	44,800	7,000,000	374,984	\$1,171.45	\$1,171.45	3.01%	\$1,139.45	-2.73%	\$1,107.91	-5.42%	\$1,076.01	-8.15%				
BLAXLANDS RIDGE	196	73,091,600	11,300	2,200,000	372,916	\$1,200.01	\$1,200.01	3.01%	\$1,134.68	-2.60%	\$1,103.81	-5.25%	\$1,072.60	-7.93%				
BLIGH PARK	2,230	367,835,009	28,813	409,000	164,948	\$530.79	\$530.79	3.01%	\$655.26	27.16%	\$692.35	34.36%	\$729.85	41.84%				
BOWEN MOUNTAIN	576	126,751,000	100,000	804,000	220,054	\$708.11	\$708.11	3.01%	\$782.29	13.80%	\$801.38	16.57%	\$820.67	19.38%				
CATTAI	144	71,750,600	96,600	920,000	498,268	\$1,603.38	\$1,603.38	3.01%	\$1,423.66	-8.54%	\$1,351.82	-13.15%	\$1,279.20	-17.82%				
CENTRAL COLO	21	4,435,200	94,200	529,000	258,819	\$682.55	\$682.55	3.01%	\$711.66	7.80%	\$788.07	17.44%	\$854.56	9.40%				
CENTRAL MACDONALD	30	6,496,390	1,090	906,000	216,546	\$676.49	\$676.49	3.01%	\$774.20	14.44%	\$794.44	17.44%	\$814.89	20.46%				
CLARENDON	36	7,178,040	2,340	435,000	199,390	\$821.64	\$821.64	3.01%	\$881.31	7.26%	\$886.36	7.88%	\$891.46	6.50%				
COLO HEIGHTS	116	22,366,800	5,000	477,000	192,817	\$622.89	\$622.89	3.01%	\$734.65	17.94%	\$760.49	22.09%	\$786.61	26.28%				
CORNWALLIS	11	3,097,000	34,000	700,000	261,545	\$620.47	\$620.47	3.01%	\$719.50	19.45%	\$747.49	24.09%	\$775.78	28.79%				
CUMBERLAND REACH	76	18,054,000	141,000	813,000	237,553	\$605.99	\$605.99	3.01%	\$924.05	4.94%	\$923.04	4.94%	\$922.02	4.83%				
EAST KURRAJONG	614	261,637,500	12,500	1,470,000	426,120	\$1,371.21	\$1,371.21	3.01%	\$1,257.33	-5.55%	\$1,209.08	-9.17%	\$1,160.29	-12.84%				
EBENEZER	320	112,661,900	13,300	1,220,000	352,068	\$1,132.92	\$1,132.92	3.01%	\$1,086.62	-1.20%	\$1,062.57	-3.39%	\$1,038.24	-5.60%				
FERNANDES	19	1,983,780	3,580	161,000	104,409	\$427.00	\$427.00	2.89%	\$515.70	24.26%	\$572.57	37.97%	\$630.08	51.83%				
FREEMANS REACH	632	180,518,370	1,000	2,280,000	285,630	\$919.13	\$919.13	3.01%	\$933.46	4.61%	\$931.12	4.35%	\$928.75	4.08%				
GLOSSODIA	947	251,977,100	43,600	2,360,000	266,079	\$831.23	\$831.23	3.01%	\$888.39	6.88%	\$892.44	7.35%	\$896.53	7.86%				
GROSE VALE	391	214,232,740	3,540	1,750,000	547,810	\$1,763.12	\$1,763.12	3.01%	\$1,538.10	-10.14%	\$1,450.04	-15.29%	\$1,366.10	-20.89%				
GROSE WOLD	185	95,241,800	190,000	2,120,000	514,821	\$1,658.64	\$1,658.64	3.01%	\$1,461.82	-9.11%	\$1,384.57	-13.91%	\$1,306.48	-18.77%				
HIGHER MACDONALD	16	3,018,200	30,000	717,000	188,638	\$589.30	\$589.30	3.01%	\$709.87	20.46%	\$739.22	25.44%	\$768.89	30.47%				
HOBARTVILLE	1,078	203,993,000	75,000	201,000	188,862	\$607.74	\$607.74	3.01%	\$710.38	20.40%	\$739.66	25.37%	\$769.26	30.38%				
KURMOND	282	122,835,000	145,000	1,110,000	435,585	\$1,401.67	\$1,401.67	3.01%	\$1,279.15	-6.00%	\$1,227.81	-9.77%	\$1,175.89	-13.59%				
KURRAJONG	1,031	453,923,550	5,000	2,750,000	440,275	\$1,416.76	\$1,416.76	3.01%	\$1,289.97	-6.21%	\$1,237.08	-10.06%	\$1,183.62	-13.94%				
KURRAJONG HEIGHTS	510	165,080,222	57,500	2,180,000	323,687	\$1,011.20	\$1,011.20	3.01%	\$1,021.19	0.99%	\$1,008.41	-0.47%	\$991.47	-1.95%				
KURRAJONG HILLS	231	112,459,000	118,000	900,000	486,631	\$1,520.86	\$1,520.86	3.01%	\$1,397.29	-8.12%	\$1,329.20	-12.50%	\$1,260.35	-17.13%				
LEETS VALE	30	6,890,000	126,000	900,000	229,667	\$739.04	\$739.04	3.01%	\$804.45	12.12%	\$820.40	14.34%	\$836.51	16.99%				
LOWER MACDONALD	233	3,538,900	11,300	686,000	143,935	\$449.65	\$449.65	3.01%	\$606.81	34.95%	\$650.78	44.73%	\$695.22	54.61%				
LOWER PORTLAND	154	36,674,500	21,000	699,000	238,146	\$763.97	\$763.97	3.01%	\$824.00	10.76%	\$837.17	12.53%	\$850.49	14.32%				
MARAYLA	236	124,899,000	215,000	1,800,000	529,233	\$1,703.02	\$1,703.02	3.01%	\$1,495.04	-9.57%	\$1,413.09	-14.53%	\$1,330.23	-19.54%				
MCGRATHS HILL	892	189,638,600	31,900	682,000	212,824	\$684.84	\$684.84	3.01%	\$765.62	18.16%	\$787.07	18.38%	\$808.75	21.64%				
MELLONG	8	1,596,000	155,000	322,000	199,500	\$623.24	\$623.24	3.01%	\$734.91	17.92%	\$760.71	22.06%	\$786.80	26.24%				
MOGO CREEK	9	755,700	26,400	150,000	83,967	\$415.00	\$415.00	2.89%	\$468.57	12.91%	\$532.13	28.22%	\$566.39	43.71%				
MOUNTAIN LAGOON	24	16,234,000	134,000	780,000	386,524	\$1,207.50	\$1,207.50	3.01%	\$1,166.05	-3.43%	\$1,130.74	-6.36%	\$1,095.03	-9.31%				
MULGRAVE	42	6,868,000	138,000	811,000	286,167	\$893.98	\$893.98	3.01%	\$934.70	4.55%	\$932.18	4.27%	\$929.63	3.99%				
NORTH RICHMOND	1,703	434,480,768	4,770	8,520,000	255,127	\$797.02	\$797.02	3.01%	\$803.14	8.30%	\$870.77	9.25%	\$878.47	10.22%				
OKAVILLE	532	365,560,370	2,370	2,880,000	687,144	\$2,146.84	\$2,146.84	3.01%	\$1,859.07	-13.40%	\$1,725.51	-19.62%	\$1,590.48	-25.91%				
PERRY'S CROSSING	3	370,000	112,000	143,000	123,333	\$415.00	\$415.00	2.89%	\$599.32	34.78%	\$610.02	46.99%	\$661.27	59.34%				
PITT TOWN	542	185,340,200	70,000	1,680,000	341,956	\$1,068.27	\$1,068.27	3.01%	\$1,063.31	-0.46%	\$1,042.56	-2.41%	\$1,021.58	-4.37%				
PITT TOWN BOTTOMS	26	4,370,800	58,500	343,000	168,108	\$525.17	\$525.17	3.01%	\$662.54	26.16%	\$698.60	33.02%	\$735.06	39.97%				
PUTTY	9	1,556,000	144,000	223,000	172,889	\$540.10	\$540.10	3.01%	\$673.56	24.71%	\$708.06	31.10%	\$742.94	37.55%				
RICHMOND	2,072	330,980,766	23,500	1,560,000	159,691	\$498.88	\$498.88	3.01%	\$643.14	28.92%	\$681.95	36.70%	\$721.19	44.56%				
RICHMOND LOWLANDS	15	6,792,600	22,600	1,500,000	452,840	\$1,414.67	\$1,414.67	3.01%	\$1,318.93	-6.77%	\$1,261.94	-10.80%	\$1,204.33	-14.87%				
SACKVILLE	86	21,568,000	25,000	544,000	250,791	\$763.47	\$763.47	3.01%	\$863.15	8.89%	\$862.19	10.05%	\$871.33	11.21%				
SAGHEVILLE REACH	1	450,000	1	450,000	450,000	\$1,448.06	\$1,448.06	3.01%	\$1,312.39	-6.64%	\$1,256.33	-10.53%	\$1,198.65	-14.66%				
SAGHEVILLE	1	732,000	1	732,000	732,000	\$2,286.77	\$2,286.77	3.01%	\$1,962.48	-14.18%	\$1,814.26	-20.66%	\$1,664.41	-27.22%				
ST ALBANS	2,208	361,728,478	4,770	1,120,000	163,826	\$511.79	\$511.79	3.01%	\$652.67	27.53%	\$690.13	34.85%	\$728.00	42.25%				
ST ALBANS	111	16,286,500	21,900	615,000	146,725	\$458.37	\$458.37	3.01%	\$613.25	33.79%	\$656.30	43.18%	\$699.82	52.68%				
TENNYSOON	131	67,865,300	22,300	917,000	518,056	\$1,618.41	\$1,618.41	3.01%	\$1,469.27	-9.21%	\$1,390.97	-14.05%	\$1,311.81	-18.94%				
THE SLOPES	97	41,080,100	165,000	1,100,000	425,567	\$1,328.47	\$1,328.47	3.01%	\$1,256.06	-5.52%	\$1,207.98	-9.14%	\$1,159.38	-12.79%				
UPPER COLO	38	9,184,100	58,900	623,000	238,055	\$746.81	\$746.81	3.01%	\$826.09	10.62%	\$838.97	12.34%	\$851.99	14.08%				
UPPER MACDONALD	38	6,355,100	53,000	479,000	166,713	\$520.81	\$520.81	3.01%	\$659.32	26.60%	\$695.84	33.61%	\$732.76	40.70%				
VINEYARD	357	118,713,038	7,872	1,940,000	332,530	\$1,070.05	\$1,070.05	3.01%	\$1,041.98	0.27%	\$1,023.91	-1.44%	\$1,006.04	-3.16%				
WEBBS CREEK	40	8,803,500	24,000	2,175,000	220,088	\$687.55	\$687.55	3.01%	\$787.29	12.65%	\$814.25	15.04%	\$831.39	17.47%				
WHEENY CREEK	25	5,664,000	80,000	569,000	226,560	\$707.77	\$707.77	3.01%	\$797.29	12.65%	\$814.25	15.04%	\$831.39	17.47%				
WILBERFORCE	939	310,716,700	41,800	1,510,000	330,904	\$1,034.74	\$1,034.74	3.01%	\$1,037.83	0.40%	\$1,020.69	-1.26%	\$1,003.36	-2.94%				
WINDSOR	693	130,442,397	33,600	856,000	188,229	\$588.03	\$588.03	3.01%	\$708.92	20.56%	\$738.41	25.57%	\$768.22	30.64%				
WINDSOR DOWNNS	360	177,548,500	35,500	900,000	493,190	\$415.00	\$415.00	2.89%	\$562.54	33.14%	\$604.19	45.59%	\$656.42	58.17%				
WISEMANS FERRY	43	5,176,800	60,500	473,000	120,391	\$427.00	\$427.00	2.89%	\$574.33	38.39%	\$622.89	50.09%	\$671.99	61.93%				
WRIGHTS CREEK	14	1,817,800	60,100	201,000	129,843	\$427.00	\$427.00	2.89%	\$574.33	38.39%	\$622.89	50.09%	\$671.99	61.93%				
YARRAMUNDI	234	92,463,000	123,000	1,830,000	395,141	\$1,271.52	\$1,271.52	3.01%	\$1,185.92	-3.93%	\$1,147.79	-7.02%	\$1,109.23	-10.14%				

## AT - 2 Rating Modelling (Business)

### HAWKESBURY CITY COUNCIL 2008/09 RATING OPTIONS

	No of Props	Total RV	Lowest RV	Highest RV	Average RV	Minimum - no base rate		Base 30%		Base 40%		Base 50%	
						2007/08	One	% Inc	Two	% Inc	Three	% Inc	Four
<b>BUSINESS</b>						\$415.00	\$427.00	\$367.00	\$489.00	\$612.00			
						0.003124	0.003218	0.002378	0.002040	0.001699			
AGNES BANKS	3	983,000	188,000	577,000	327,667	\$1,023.63	\$1,054.46	\$1,146.32	\$1,157.47	\$1,168.71	11.99%	13.08%	14.17%
BERAMBING	1	750,000		750,000	750,000	\$2,343.00	\$2,413.58	\$2,150.90	\$2,019.08	\$1,886.25	-8.20%	-13.83%	-19.49%
BILPIN	10	2,407,730	9,930	470,000	240,773	\$752.17	\$774.83	\$939.65	\$980.20	\$1,021.07	24.93%	30.32%	36.75%
BLAXLANDS RIDGE	2	468,000	234,000	234,000	234,000	\$731.02	\$753.04	\$923.55	\$966.38	\$1,009.57	26.34%	32.20%	38.10%
BLIGH PARK	12	5,027,400	32,400	1,750,000	418,950	\$1,308.80	\$1,348.22	\$1,363.43	\$1,343.70	\$1,323.80	4.17%	2.67%	1.15%
BOWEN MOUNTAIN	6	1,537,580	8,580	548,000	256,263	\$800.57	\$824.68	\$976.50	\$1,011.80	\$1,047.39	21.98%	26.39%	30.83%
CATTAI	2	618,000	237,000	381,000	309,000	\$965.32	\$994.39	\$1,101.93	\$1,119.39	\$1,136.99	14.15%	15.96%	17.78%
CLARENDON	14	3,495,400	15,696	1,030,000	249,671	\$779.97	\$803.47	\$960.82	\$998.35	\$1,036.19	23.19%	28.00%	32.85%
COLO	3	1,736,000	500,000	647,000	578,667	\$1,807.75	\$1,862.21	\$1,743.30	\$1,669.54	\$1,595.15	-3.97%	-7.65%	-11.76%
COLO HEIGHTS	6	438,740	2,800	209,000	73,123	\$415.00	\$427.00	\$540.92	\$638.18	\$736.24	30.34%	53.78%	77.41%
CORNWALLIS	1	367,000		367,000	367,000	\$1,146.51	\$1,181.04	\$1,239.87	\$1,237.72	\$1,235.53	8.14%	7.96%	7.76%
EAST KURRAJONG	4	1,052,200	19,200	402,000	263,050	\$821.77	\$846.52	\$982.64	\$1,025.65	\$1,058.92	20.79%	24.81%	28.86%
EBENEZER	12	4,777,330	1,930	1,330,000	398,111	\$1,243.70	\$1,281.16	\$1,313.87	\$1,301.19	\$1,288.39	5.64%	4.62%	3.59%
FREEMANS REACH	10	3,428,000	137,000	987,000	342,800	\$1,070.91	\$1,103.16	\$1,182.32	\$1,188.35	\$1,194.42	10.40%	10.97%	11.53%
GLOSSODIA	8	4,361,000	170,000	1,400,000	545,125	\$1,702.97	\$1,754.27	\$1,663.53	\$1,601.11	\$1,538.17	-2.32%	-5.98%	-9.68%
GROSE VALE	7	4,457,000	151,000	1,830,000	636,714	\$1,989.10	\$2,049.01	\$1,881.36	\$1,787.96	\$1,693.78	-5.42%	-10.11%	-14.85%
GROSE WOLD	6	12,605,000	450,000	7,230,000	2,100,833	\$676,669	\$676,669	\$5,363.62	\$4,774.91	\$4,181.32	-18.27%	-27.25%	-36.29%
HOBARTVILLE	5	1,120,200	42,100	468,000	224,040	\$699.90	\$720.98	\$899.86	\$946.06	\$992.64	28.57%	35.17%	41.83%
KURMOND	13	5,351,000	145,000	999,000	411,615	\$1,285.89	\$1,324.62	\$1,345.99	\$1,328.74	\$1,311.33	4.67%	3.33%	1.98%
KURRAJONG	30	12,750,400	20,000	3,760,000	425,013	\$1,327.74	\$1,367.74	\$1,377.85	\$1,356.07	\$1,334.10	3.77%	2.13%	0.48%
KURRAJONG HEIGHTS	27	10,602,800	21,400	1,220,000	392,696	\$1,226.78	\$1,263.74	\$1,300.99	\$1,290.14	\$1,279.19	6.05%	5.16%	4.27%
KURRAJONG HILLS	4	1,956,000	346,000	631,000	489,000	\$1,527.64	\$1,573.65	\$1,530.04	\$1,486.61	\$1,442.81	0.16%	-2.69%	-5.55%
LOWER PORTLAND	4	2,011,000	346,000	1,090,000	502,750	\$1,570.59	\$1,617.90	\$1,562.74	\$1,514.66	\$1,466.17	-0.50%	-3.56%	-6.65%
MARAYLA	8	2,219,500	28,500	546,000	277,438	\$866.71	\$892.82	\$1,026.86	\$1,055.00	\$1,083.37	18.48%	21.72%	25.00%
MCCRATHS HILL	12	5,517,000	146,000	1,040,000	459,750	\$1,436.26	\$1,479.52	\$1,460.47	\$1,426.94	\$1,393.12	1.69%	-0.65%	-3.00%
MELLONG	1	238,000		238,000	238,000	\$743.51	\$765.91	\$933.06	\$974.54	\$1,016.36	25.49%	31.07%	36.70%
MOGO CREEK	2	2,200	880	1,320	1,100	\$415.00	\$427.00	\$669.62	\$491.24	\$613.87	-10.94%	18.37%	47.92%
MULGRAVE	199	75,179,964	2,730	1,740,000	377,789	\$1,180.21	\$1,215.76	\$1,265.53	\$1,259.73	\$1,263.86	7.23%	6.74%	6.24%
NORTH RICHMOND	92	36,156,468	1,380	2,520,000	393,005	\$1,227.75	\$1,264.73	\$1,301.72	\$1,290.77	\$1,279.72	6.03%	5.13%	4.23%
OAKVILLE	10	5,592,000	20,000	823,000	559,200	\$1,746.94	\$1,799.56	\$1,697.00	\$1,629.82	\$1,562.08	-2.86%	-6.70%	-10.58%
PITT TOWN	12	4,152,000	134,000	546,000	346,000	\$1,080.90	\$1,113.46	\$1,189.93	\$1,194.87	\$1,199.85	10.09%	10.54%	11.00%
PITT TOWN BOTTOMS	1	195,000		195,000	195,000	\$609.18	\$627.53	\$830.79	\$886.82	\$943.31	36.38%	45.58%	54.85%
RICHMOND	293	88,978,180	680	10,000,000	303,680	\$948.70	\$977.27	\$1,089.27	\$1,108.54	\$1,127.95	14.92%	16.85%	18.90%
RICHMOND LOWLANDS	1	170,000		170,000	170,000	\$531.08	\$547.08	\$771.33	\$835.82	\$900.83	45.24%	57.38%	69.62%
SACKVILLE	2	772,000	156,000	616,000	386,000	\$1,205.86	\$1,242.19	\$1,285.06	\$1,276.48	\$1,267.81	6.57%	5.86%	5.14%
SOUTH WINDSOR	303	116,344,344	20,600	2,080,000	383,975	\$1,199.54	\$1,235.67	\$1,280.25	\$1,272.35	\$1,264.37	6.73%	6.07%	5.41%
ST ALBANS	11	1,776,840	350	571,000	161,531	\$504.62	\$519.82	\$751.19	\$818.54	\$886.44	48.96%	62.21%	75.66%
TENNYSON	1	40,100		40,100	40,100	\$427.00	\$441.00	\$462.37	\$570.81	\$680.13	11.42%	37.54%	63.89%
UPPER COLO	2	377,160	1,160	376,000	188,580	\$589.12	\$606.87	\$815.52	\$873.72	\$932.40	38.43%	48.31%	58.27%
VINEYARD	84	36,776,500	21,900	3,080,000	437,815	\$1,367.74	\$1,408.93	\$1,408.30	\$1,382.19	\$1,355.85	2.97%	1.06%	-0.87%
WEBBS CREEK	4	2,738,280	8,280	2,175,000	684,570	\$2,138.60	\$2,203.01	\$1,995.18	\$1,885.59	\$1,775.08	-6.71%	-11.83%	-17.00%
WHEEYAN CREEK	1	5,890		5,890	5,890	\$415.00	\$427.00	\$381.01	\$501.02	\$622.01	8.19%	20.73%	49.88%
WILBERFORCE	64	16,987,650	5,250	1,000,000	265,432	\$829.21	\$854.19	\$998.30	\$1,030.51	\$1,062.97	20.39%	24.28%	28.19%
WINDSOR	252	80,784,128	730	3,200,000	320,572	\$1,001.47	\$1,031.63	\$1,129.48	\$1,143.00	\$1,156.65	12.78%	14.13%	15.50%
WINDSOR DOWNS	1	35,500		35,500	35,500	\$415.00	\$427.00	\$451.43	\$561.42	\$672.31	2.88%	8.78%	16.00%
WISEMANS FERRY	2	425,200	31,200	384,000	212,600	\$684.16	\$684.17	\$872.65	\$922.73	\$973.21	31.39%	38.93%	46.53%
YARRAMUNDI	2	1,166,000	463,000	703,000	583,000	\$1,821.29	\$1,876.15	\$1,753.61	\$1,678.38	\$1,602.52	-3.72%	-7.85%	-12.01%

## AT - 3 Rating Modelling (Farmland)

### HAWKESBURY CITY COUNCIL 2008/09 RATING OPTIONS

FARMLAND	No of Props	Total RV	Lowest RV	Highest RV	Average RV	2007/08	Minimum	Base Rate 30%		Base Rate 40%		Base Rate 50%		
								One	% Inc	Two	% Inc	Three	% Inc	Four
AGNES BANKS	26	10,736,000	107,000	1,160,000	412,923	\$1,030.66	\$1,061.58	3.00%	\$1,240.33	20.34%	\$1,299.82	26.12%	\$1,358.50	31.81%
BERAMBING	3	1,791,000	474,000	671,000	597,000	\$1,490.11	\$1,534.83	3.00%	\$1,572.59	5.53%	\$1,585.05	6.37%	\$1,596.32	7.13%
BILPIN	40	23,246,000	151,000	1,210,000	581,150	\$1,450.55	\$1,494.08	3.00%	\$1,543.98	6.44%	\$1,560.49	7.58%	\$1,575.85	8.64%
BLAXLANDS RIDGE	2	765,000	351,000	414,000	382,500	\$954.72	\$983.37	3.00%	\$1,185.41	24.16%	\$1,252.68	31.21%	\$1,319.19	38.18%
CATTAI	3	2,613,000	464,000	1,470,000	871,000	\$2,174.02	\$2,239.25	3.00%	\$2,067.16	-4.92%	\$2,009.61	-7.56%	\$1,950.33	-10.29%
CENTRAL MACDONALD	2	1,071,000	394,000	677,000	535,500	\$1,336.61	\$1,376.72	3.00%	\$1,451.58	9.35%	\$1,489.76	11.46%	\$1,516.87	13.49%
CLARENDON	3	2,374,000	277,000	1,700,000	791,333	\$1,975.17	\$2,034.44	3.00%	\$1,923.36	-2.62%	\$1,886.17	-4.51%	\$1,847.40	-6.47%
COLO HEIGHTS	1	145,000			145,000	\$415.00	\$427.00	2.89%	\$756.73	82.34%	\$884.68	113.18%	\$1,012.34	143.94%
CORNWALLIS	28	10,782,000	120,000	747,000	385,071	\$981.14	\$989.98	3.00%	\$1,190.05	23.82%	\$1,256.67	30.75%	\$1,322.51	37.60%
CUMBERLAND REACH	2	1,756,000	851,000	905,000	878,000	\$2,191.49	\$2,257.25	3.00%	\$2,079.79	-5.10%	\$2,020.46	-7.80%	\$1,959.38	-10.59%
EAST KURRAJONG	19	18,153,250	377,250	3,560,000	955,434	\$2,384.76	\$2,456.33	3.00%	\$2,219.56	-6.93%	\$2,140.45	-10.24%	\$2,059.42	-13.64%
EBENEZER	14	8,206,400	293,000	1,140,000	586,171	\$1,463.08	\$1,506.99	3.00%	\$1,553.04	6.15%	\$1,568.27	7.19%	\$1,582.33	8.15%
FREEMANS REACH	89	47,423,000	120,000	1,960,000	532,843	\$1,329.98	\$1,369.89	3.00%	\$1,456.78	9.59%	\$1,485.64	11.70%	\$1,513.43	13.79%
GLOSSODIA	14	9,080,000	445,000	948,000	648,571	\$1,618.83	\$1,667.41	3.00%	\$1,685.67	2.89%	\$1,684.96	2.85%	\$1,662.95	2.73%
GROSE VALE	12	10,219,000	697,000	1,290,000	851,583	\$2,125.55	\$2,189.34	3.00%	\$2,032.11	-4.40%	\$1,979.53	-6.7%	\$1,925.25	-9.42%
GROSE WOLD	8	7,807,000	618,000	2,000,000	950,875	\$2,373.38	\$2,444.60	3.00%	\$2,211.33	-6.83%	\$2,133.38	-10.11%	\$2,053.53	-13.48%
HIGHER MACDONALD	9	2,638,200	40,200	461,000	293,133	\$731.66	\$753.62	3.00%	\$1,024.11	39.97%	\$1,114.21	52.29%	\$1,203.73	64.52%
KURMUND	9	6,771,000	385,000	1,200,000	752,333	\$1,877.82	\$1,934.17	3.00%	\$1,852.96	-1.32%	\$1,825.74	-2.77%	\$1,797.01	-4.30%
KURRAJONG	11	9,190,000	441,000	2,200,000	835,455	\$2,085.29	\$2,147.87	3.00%	\$2,003.00	-3.95%	\$1,954.54	-6.27%	\$1,904.41	-8.67%
KURRAJONG HEIGHTS	7	7,210,000	562,000	2,340,000	1,030,000	\$2,570.88	\$2,648.03	3.00%	\$2,354.15	-8.43%	\$2,255.99	-12.25%	\$2,156.76	-16.15%
KURRAJONG HILLS	8	6,482,000	325,000	1,350,000	810,250	\$2,022.38	\$2,083.07	3.00%	\$1,957.50	-3.21%	\$1,915.48	-5.29%	\$1,871.84	-7.44%
LOWER MACDONALD	5	1,884,000	156,000	744,000	376,800	\$940.49	\$968.72	3.00%	\$1,175.12	24.95%	\$1,243.85	32.26%	\$1,311.83	39.48%
LOWER PORTLAND	8	2,672,000	100,000	542,000	334,000	\$833.66	\$858.68	3.00%	\$1,097.87	31.69%	\$1,177.53	41.25%	\$1,256.53	50.72%
MARAYLA	7	6,746,000	307,000	3,110,000	963,714	\$2,405.43	\$2,477.61	3.00%	\$2,234.50	-7.11%	\$2,153.28	-10.48%	\$2,070.12	-13.94%
MCGRATHS HILL	7	2,230,000	137,000	497,000	318,571	\$795.15	\$819.02	3.00%	\$1,070.02	34.57%	\$1,153.63	45.08%	\$1,236.59	55.52%
MOUNTAIN LAGOON	5	3,185,000	442,000	918,000	637,800	\$1,569.95	\$1,637.66	3.00%	\$1,644.79	3.48%	\$1,647.03	3.59%	\$1,648.00	3.65%
MULGRAVE	5	3,967,000	417,000	1,610,000	793,400	\$1,980.33	\$2,039.75	3.00%	\$1,927.09	-2.69%	\$1,889.37	-4.59%	\$1,850.07	-6.58%
NORTH RICHMOND	28	42,041,000	272,000	8,690,000	1,616,962	\$4,035.94	\$4,157.05	3.00%	\$3,413.62	-15.42%	\$3,165.48	-21.57%	\$2,914.11	-27.80%
OAKVILLE	41	30,630,000	467,000	1,210,000	747,073	\$1,864.69	\$1,920.65	3.00%	\$1,843.47	-1.14%	\$1,817.59	-2.53%	\$1,790.22	-3.99%
PERRYS CROSSING	1	452,000			452,000	\$1,128.19	\$1,162.05	3.00%	\$1,310.86	16.19%	\$1,360.37	20.58%	\$1,408.98	24.89%
PITT TOWN	11	9,667,000	381,000	2,000,000	878,818	\$2,193.53	\$2,259.35	3.00%	\$2,081.27	-5.12%	\$2,021.73	-7.83%	\$1,960.43	-10.63%
PITT TOWN BOTTOMS	40	8,766,200	42,000	423,000	219,155	\$547.01	\$563.43	3.00%	\$890.57	62.81%	\$999.58	82.74%	\$1,108.15	102.58%
RICHMOND	16	11,938,000	271,000	1,890,000	746,125	\$1,862.33	\$1,918.21	3.00%	\$1,841.76	-1.10%	\$1,816.12	-2.48%	\$1,788.99	-3.94%
RICHMOND LOWLANDS	11	5,421,000	212,000	929,000	492,818	\$1,230.07	\$1,266.99	3.00%	\$1,384.54	12.56%	\$1,423.62	15.73%	\$1,461.72	18.83%
SACKVILLE	4	1,220,000	133,000	478,000	305,000	\$761.28	\$784.12	3.00%	\$1,045.53	37.34%	\$1,132.60	48.78%	\$1,219.06	60.13%
SOUTH WINDSOR	3	1,748,000	471,000	667,000	582,667	\$1,454.34	\$1,497.98	3.00%	\$1,546.71	6.35%	\$1,562.84	7.46%	\$1,577.81	8.49%
ST ALBANS	9	4,126,000	175,000	928,000	458,444	\$1,144.28	\$1,178.61	3.00%	\$1,322.49	15.57%	\$1,370.36	19.76%	\$1,417.31	23.86%
TENNYSON	11	9,696,000	568,000	1,330,000	881,455	\$2,200.11	\$2,266.13	3.00%	\$2,086.03	-5.19%	\$2,025.81	-7.92%	\$1,963.84	-10.74%
THE SLOPES	1	469,000			469,000	\$1,170.62	\$1,205.75	3.00%	\$1,341.55	14.60%	\$1,386.72	18.46%	\$1,430.95	22.24%
UPPER COLO	7	4,046,000	221,000	1,140,000	578,000	\$1,442.69	\$1,485.98	3.00%	\$1,538.29	6.63%	\$1,555.61	7.83%	\$1,571.78	8.95%
UPPER MACDONALD	8	2,339,500	111,000	677,000	292,438	\$729.92	\$751.83	3.00%	\$1,022.85	40.13%	\$1,113.13	52.50%	\$1,202.83	64.79%
VINEYARD	25	16,371,000	122,000	1,740,000	654,840	\$1,634.48	\$1,683.53	3.00%	\$1,676.99	2.60%	\$1,674.67	2.46%	\$1,671.05	2.24%
WEBBS CREEK	7	2,215,000	136,000	909,000	316,429	\$789.81	\$813.51	3.00%	\$1,066.15	34.99%	\$1,150.31	45.64%	\$1,233.83	56.22%
WILBERFORCE	53	33,745,000	192,000	4,270,000	636,698	\$1,589.20	\$1,644.24	3.00%	\$1,644.24	3.61%	\$1,646.56	3.61%	\$1,647.61	3.68%
WINDSOR	5	1,705,000	161,000	623,000	341,000	\$861.14	\$876.68	3.00%	\$1,110.51	30.47%	\$1,188.38	39.62%	\$1,265.57	48.69%
WINDSOR DOWNS	1	900,000			900,000	\$2,313.81	\$2,313.81	3.00%	\$2,119.50	-5.65%	\$2,054.55	-6.66%	\$1,987.80	-11.51%
WISEMANS FERRY	1	846,000			846,000	\$2,111.62	\$2,174.98	3.00%	\$2,022.03	-4.24%	\$1,970.88	-6.66%	\$1,918.03	-9.17%
WRIGHTS CREEK	4	1,815,000	169,000	783,000	453,750	\$1,132.56	\$1,166.55	3.00%	\$1,314.02	16.02%	\$1,363.09	20.35%	\$1,411.25	24.61%
YARRAMUNDI	4	2,531,000	361,000	811,000	632,750	\$1,579.34	\$1,626.74	3.00%	\$1,637.11	3.66%	\$1,640.45	3.87%	\$1,642.51	4.00%