



GTEATER TZANEEN LOCAL MUNICIPALITY

GENERAL VALUATION ROLL FOR THE PERIOD 1 JULY 2024 TO 30 JUNE 2029 FOR GREATER TZANEEN LOCAL MUNICIPALITY

NAME OF GEOGRAPHICAL AREA: LETSITELE

DATE: 01 JULY 2023

REGISTERED OR OTHER DESCRIPTION OF THE PROPERTY				CATEGORY DETERMINED IN TERMS OF SECTION 8 OF THE ACT IN WHICH THE PROPERTY FALLS			PHYSICAL ADDRESS OF THE PROPERTY	EXTENT OF PROPERTY	MARKET VALUE	ANY OTHER PERSCRIBED PARTICULAR
ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS			
1	0	0	TOLT0005000000100000	LETSITELE	RESIDENTIAL	DWELLING	1 VORSTER STREET	1487	R	540,000.00
2	0	0	TOLT0005000000200000	LETSITELE	RESIDENTIAL	DWELLING	2 VORSTER STREET	2625	R	1,360,000.00
3	0	0	TOLT0005000000300000	LETSITELE	RESIDENTIAL	DWELLING	3 VORSTER STREET	1487	R	800,000.00
4	0	0	TOLT0005000000400000	LETSITELE	RESIDENTIAL	DWELLING	4 VORSTER STREET	1487	R	800,000.00
5	0	0	TOLT0005000000500000	LETSITELE	RESIDENTIAL	DWELLING	5 TWEEDE AVENUE	1487	R	980,000.00
6	0	0	TOLT0005000000600000	LETSITELE	RESIDENTIAL	DWELLING	6 TWEEDE AVENUE	1772	R	1,100,000.00
7	0	0	TOLT0005000000700000	LETSITELE	RESIDENTIAL	DWELLING	7 TWEEDE AVENUE	1487	R	750,000.00
8	0	0	TOLT0005000000800000	LETSITELE	RESIDENTIAL	DWELLING	8 TWEEDE AVENUE	1487	R	700,000.00
12	0	0	TOLT00050000001200000	LETSITELE	RESIDENTIAL	DWELLING	12 ANNECKE STREET	1487	R	550,000.00
13	0	0	TOLT00050000001300000	LETSITELE	RESIDENTIAL	DWELLING	13 ANNECKE STREET	1487	R	700,000.00



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS				
14	0	0	TOLT00050000001400000	LETSITELE	RESIDENTIAL	DWELLING	14 ANNECKE STREET	1487	R	900,000.00	
15	0	0	TOLT00050000001500000	LETSITELE	BUSINESS		15 ANNECKE STREET	1497	R	2,300,000.00	QMS FOOD TECH
16	0	0	TOLT00050000001600000	LETSITELE	BUSINESS		16 ANNECKE STREET	1487	R	820,000.00	
17	0	0	TOLT00050000001700000	LETSITELE	BUSINESS		17 ANNECKE STREET	1487	R	800,000.00	
18	0	0	TOLT00050000001800000	LETSITELE	RESIDENTIAL	DWELLING	33 VORSTER STREET	1487	R	920,000.00	
19	0	0	TOLT00050000001900000	LETSITELE	RESIDENTIAL	DWELLING	19 VORSTER STREET	1487	R	1,100,000.00	
20	0	0	TOLT00050000002000000	LETSITELE	RESIDENTIAL	DWELLING	20 VORSTER STREET	1487	R	740,000.00	
21	0	0	TOLT00050000002100000	LETSITELE	RESIDENTIAL	DWELLING	21 VORSTER STREET	1487	R	750,000.00	
22	0	0	TOLT00050000002200000	LETSITELE	RESIDENTIAL	DWELLING	22 VORSTER STREET	1487	R	700,000.00	
23	0	0	TOLT00050000002300000	LETSITELE	RESIDENTIAL	DWELLING	23 VORSTER STREET	1487	R	800,000.00	
24	0	0	TOLT00050000002400000	LETSITELE	RESIDENTIAL	DWELLING	24 VORSTER STREET	1487	R	600,000.00	



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS				
25	0	0	TOLT00050000002500000	LETSITELE	RESIDENTIAL	DWELLING	25 VORSTER STREET	1600	R	1,600,000.00	
26	0	0	TOLT00050000002600000	LETSITELE	RESIDENTIAL	DWELLING	26 VORSTER STREET	1647	R	940,000.00	
27	0	0	TOLT00050000002700000	LETSITELE	BUSINESS		27 ANNECKE STREET	1487	R	1,400,000.00	LETSITELE GUEST HOUSE
28	0	0	TOLT00050000002800000	LETSITELE	RESIDENTIAL	VACANT LAND	28 ANNECKE STREET	1487	R	260,000.00	LETSITELE GUEST HOUSE
29	0	0	TOLT00050000002900000	LETSITELE	RESIDENTIAL	VACANT LAND	29 ANNECKE STREET	1487	R	260,000.00	
30	0	0	TOLT00050000003000000	LETSITELE	RESIDENTIAL	DWELLING	30 BOTHA STREET	1487	R	900,000.00	
31	0	0	TOLT00050000003100000	LETSITELE	RESIDENTIAL	VACANT LAND	31 BOTHA STREET	1487	R	260,000.00	
32	0	0	TOLT00050000003200000	LETSITELE	RESIDENTIAL	DWELLING	32 BOTHA STREET	1437	R	800,000.00	
33	0	0	TOLT00050000003300000	LETSITELE	RESIDENTIAL	DWELLING	33 BOTHA STREET	1487	R	880,000.00	
34	0	0	TOLT00050000003400000	LETSITELE	RESIDENTIAL	VACANT LAND	34 JOUBERT STREET	1487	R	260,000.00	
35	0	0	TOLT00050000003500000	LETSITELE	RESIDENTIAL	VACANT LAND	35 JOUBERT STREET	1907	R	260,000.00	



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS				
36	0	0	TOLT00050000003600000	LETSITELE	BUSINESS		36 TRICHARDSDAL WAY	1733	R	1,300,000.00	
37	0	0	TOLT00050000003700000	LETSITELE	RESIDENTIAL	DWELLING	37 TRICHARDSDAL WAY	1487	R	760,000.00	
38	0	0	TOLT00050000003800000	LETSITELE	SS		38 FIRST AVENUE	N/A	R	-	SS CITRUS VILLAS
39	0	0	TOLT00050000003900000	LETSITELE	RESIDENTIAL	VACANT LAND	39 SECOND AVENUE	3160	R	640,000.00	
40	0	0	TOLT00050000004000000	LETSITELE	RESIDENTIAL	DWELLING	40 SECOND AVENUE	3147	R	1,400,000.00	
41	0	0	TOLT00050000004100000	LETSITELE	MUNICIPAL	PARK	41 FIRST AVENUE	1269	R	220,000.00	
42	0	0	TOLT00050000004200000	LETSITELE	BUSINESS		42 VORSTER STREET	3648	R	1,800,000.00	
43	0	0	TOLT00050000004300000	LETSITELE	BUSINESS		43 TRICHARDSDAL WAY	2300	R	3,000,000.00	
44	0	0	TOLT00050000004400000	LETSITELE	BUSINESS		44 TRICHARDSDAL WAY	2300	R	2,800,000.00	
45	0	0	TOLT00050000004500000	LETSITELE	BUSINESS		45 FIRST AVENUE	2300	R	1,100,000.00	
45	1	0	TOLT00050000004500001	LETSITELE	RESIDENTIAL	DWELLING	45 FIRST AVENUE	1310	R	1,200,000.00	



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS			
46	0	0	TOLT0005000004600000	LETSITELE	BUSINESS		46 TRICHARDSDAL WAY	595	R 1,460,000.00	
47	0	0	TOLT0005000004700000	LETSITELE	BUSINESS		47 TRICHARDSDAL WAY	595	R 1,100,000.00	
48	0	0	TOLT0005000004800000	LETSITELE	BUSINESS		48 TRICHARDSDAL WAY	595	R 1,460,000.00	
49	0	0	TOLT0005000004900000	LETSITELE	BUSINESS		49 PARK STREET	595	R 800,000.00	
52	0	0	TOLT0005000005200000	LETSITELE	MUNICIPAL	PARKING	52 UNKNOWN STREET	2971	R 400,000.00	
59	0	0	TOLT0005000005900000	LETSITELE	BUSINESS	VACANT LAND	59 FIRST AVENUE	3594	R 700,000.00	
60	0	0	TOLT0005000006000000	LETSITELE	BUSINESS		60 OOSTHUIZEN STREET	3965	R 8,200,000.00	LETSITELE PLAZA
61	0	0	TOLT0005000006100000	LETSITELE	PSP	OFFICES	61 FIRST AVENUE	4876	R 2,900,000.00	
62	0	0	TOLT0005000006200000	LETSITELE	RESIDENTIAL	DWELLING	62 VORSTER STREET	1507	R 920,000.00	
63	0	0	TOLT0005000006300000	LETSITELE	RESIDENTIAL	DWELLING	63 SECOND AVENUE	1527	R 860,000.00	
64	0	0	TOLT0005000006400000	LETSITELE	RESIDENTIAL	VACANT LAND	64 SECOND AVENUE	1527	R 160,000.00	



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS				
65	0	0	TOLT00050000006500000	LETSITELE	RESIDENTIAL	DWELLING	65 SECOND AVENUE	1526	R	680,000.00	
66	0	0	TOLT00050000006600000	LETSITELE	RESIDENTIAL	DWELLING	66 SECOND AVENUE	1527	R	740,000.00	
67	0	0	TOLT00050000006700000	LETSITELE	RESIDENTIAL	DWELLING	67 SECOND AVENUE	1527	R	800,000.00	
68	0	0	TOLT00050000006800000	LETSITELE	RESIDENTIAL	BUSINESS	68 SECOND AVENUE	1527	R	1,390,000.00	OCCUPATIONAL THERAPIST
69	0	0	TOLT00050000006900000	LETSITELE	PLACE OF WORSHIP	MISSION HOUSE	69 SECOND AVENUE	1527	R	700,000.00	
70	0	0	TOLT00050000007000000	LETSITELE	PLACE OF WORSHIP	CHURCH	70 OOSTHUIZEN STREET	2271	R	2,100,000.00	
71	0	0	TOLT00050000007100000	LETSITELE	RESIDENTIAL	DWELLING	71 OOSTHUIZEN STREET	1831	R	720,000.00	
72	0	0	TOLT00050000007200000	LETSITELE	RESIDENTIAL	DWELLING	72 LETSITELE FARM	1527	R	600,000.00	
73	0	0	TOLT00050000007300000	LETSITELE	RESIDENTIAL	DWELLING	73 THIRD AVENUE	1527	R	600,000.00	
74	0	0	TOLT00050000007400000	LETSITELE	RESIDENTIAL	DWELLING	74 THIRD AVENUE	1527	R	700,000.00	
75	0	0	TOLT00050000007500000	LETSITELE	RESIDENTIAL	DWELLING	75 THIRD AVENUE	1527	R	1,000,000.00	



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS			
76	0	0	TOLT0005000007600000	LETSITELE	RESIDENTIAL	DWELLING	76 THIRD AVENUE	1527	R	1,100,000.00
77	0	0	TOLT0005000007700000	LETSITELE	RESIDENTIAL	DWELLING	77 THIRD AVENUE	1527	R	680,000.00
78	0	0	TOLT0005000007800000	LETSITELE	RESIDENTIAL	DWELLING	78 THIRD AVENUE	1527	R	600,000.00
79	0	0	TOLT0005000007900000	LETSITELE	RESIDENTIAL	DWELLING	79 VORSTER STREET	1506	R	760,000.00
80	0	0	TOLT0005000008000000	LETSITELE	RESIDENTIAL	DWELLING	4 JOUBERT STREET	2266	R	1,100,000.00
81	0	0	TOLT0005000008100000	LETSITELE	RESIDENTIAL	DWELLING	81 TRICHARDSDAL WAY	1487	R	880,000.00
82	0	0	TOLT0005000008200000	LETSITELE	RESIDENTIAL	DWELLING	82 TRICHARDSDAL WAY	1487	R	700,000.00
83	0	0	TOLT0005000008300000	LETSITELE	RESIDENTIAL	DWELLING	83 TRICHARDSDAL WAY	1487	R	900,000.00
84	0	0	TOLT0005000008400000	LETSITELE	RESIDENTIAL	DWELLING	84 TRICHARDSDAL WAY	1487	R	660,000.00
85	0	0	TOLT0005000008500000	LETSITELE	RESIDENTIAL	DWELLING	85 TRICHARDSDAL WAY	1487	R	880,000.00
86	0	0	TOLT0005000008600000	LETSITELE	RESIDENTIAL	DWELLING	86 TRICHARDSDAL WAY	1487	R	900,000.00



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS			
87	0	0	TOLT0005000008700000	LETSITELE	RESIDENTIAL	DWELLING	87 TRICHARDSDAL WAY	1487	R 1,400,000.00	
88	0	0	TOLT0005000008800000	LETSITELE	RESIDENTIAL	DWELLING	88 TRICHARDSDAL WAY	1487	R 900,000.00	
89	0	0	TOLT0005000008900000	LETSITELE	RESIDENTIAL	DWELLING	89 TRICHARDSDAL WAY	1487	R 1,100,000.00	TWO TOWN HOUSE
90	0	0	TOLT0005000009000000	LETSITELE	RESIDENTIAL	DWELLING	90 TRICHARDSDAL WAY	744	R 670,000.00	
90	1	0	TOLT0005000009000001	LETSITELE	RESIDENTIAL	DWELLING	TRICHARDSDAL WAY	743	R 670,000.00	
97	0	0	TOLT0005000009700000	LETSITELE	RESIDENTIAL	VACANT LAND	97 BOTHA STREET	1747	R 260,000.00	
102	0	0	TOLT00050000010200000	LETSITELE	RESIDENTIAL	VACANT LAND	102 BOTHA STREET	1487	R 260,000.00	
103	0	0	TOLT00050000010300000	LETSITELE	RESIDENTIAL	DWELLING	103 BOTHA STREET	1487	R 2,200,000.00	
108	0	0	TOLT00050000010800000	LETSITELE	MUNICIPAL	PSI	108 BOTHA STREET	5990	R 1,800,000.00	
108	1	0	TOLT00050000010800001	LETSITELE	RESIDENTIAL	DWELLING	108 BOTHA STREET	3267	R 1,460,000.00	
108	2	0	TOLT00050000010800002	LETSITELE	RESIDENTIAL	DWELLING	108 VAN GRAANSTRAAT	3615	R 1,500,000.00	



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS				
108	3	0	TOLT00050000010800003	LETSITELE	RESIDENTIAL	VACANT LAND	108C BOTHA STREET	1399	R	210,000.00	
108	4	0	TOLT00050000010800004	LETSITELE	RESIDENTIAL	VACANT LAND	BOTHA STREET	1398	R	210,000.00	
108	5	0	TOLT00050000010800005	LETSITELE	RESIDENTIAL	VACANT LAND	BOTHA STREET	2206	R	250,000.00	
109	0	0	TOLT00050000010900000	LETSITELE	MUNICIPAL	OFFICES	109 H/V Vorster & Derdelaan AVENUE	39634	R	3,000,000.00	
115	1	0	TOLT00050000011500001	LETSITELE	INDUSTRIAL		177 VALENCIA ROAD	1746	R	-	CONS TO FORM ERF 177
126	0	0	TOLT00050000012600000	LETSITELE	INDUSTRIAL		126 NAVEL ROAD	1520	R	1,200,000.00	
127	0	0	TOLT00050000012700000	LETSITELE	BUSINESS		127 NAVEL ROAD	1275	R	1,000,000.00	
129	0	0	TOLT00050000012900000	LETSITELE	INDUSTRIAL		129 NAVEL ROAD	2848	R	1,400,000.00	
129	1	0	TOLT00050000012900001	LETSITELE	INDUSTRIAL		NAVEL ROAD	2070	R	1,300,000.00	
130	0	0	TOLT00050000013000000	LETSITELE	INDUSTRIAL		130 NAVEL ROAD	3501	R	1,200,000.00	
133	0	0	TOLT00050000013300000	LETSITELE	INDUSTRIAL		133 VALENCIA ROAD	2687	R	1,300,000.00	



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS			
134	0	0	TOLT00050000013400000	LETSITELE	BUSINESS		134 NAVEL ROAD	1090	R 1,800,000.00	
139	0	0	TOLT00050000013900000	LETSITELE	BUSINESS	VACANT LAND	139 NAVEL ROAD	6437	R 600,000.00	
140	0	0	TOLT00050000014000000	LETSITELE	BUSINESS		140 NAVEL ROAD	6120	R 1,800,000.00	
141	0	0	TOLT00050000014100000	LETSITELE	INDUSTRIAL	VACANT LAND	141 NAVEL ROAD	9287	R 840,000.00	
142	0	0	TOLT00050000014200000	LETSITELE	INDUSTRIAL	VACANT LAND	142 UNKNOWN STREET	2530	R 120,000.00	
144	0	0	TOLT00050000014400000	LETSITELE	BUSINESS		144 FIRST AVENUE	1190	R 1,800,000.00	
145	0	0	TOLT00050000014500000	LETSITELE	INDUSTRIAL		145 NAVEL ROAD	14902	R 10,000,000.00	
146	0	0	TOLT00050000014600000	LETSITELE	RESIDENTIAL	DWELLING	146 BOTHA STREET	2974	R 1,200,000.00	CONS FROM ERF 104 & ERF 105
148	0	0	TOLT00050000014800000	LETSITELE	AGRICULTURAL		148 TRICHARDSDAL WAY	80056	R 2,000,000.00	
149	0	0	TOLT00050000014900000	LETSITELE	PSI		149 TRICHARDSDAL WAY	15416	R 15,000.00	
150	0	0	TOLT00050000015000000	LETSITELE	INDUSTRIAL		150 TRICHARDSDAL WAY	49283	R 4,000,000.00	



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS			
151	0	0	TOLT00050000015100000	LETSITELE	INDUSTRIAL		151 TRICHARDSDAL WAY	9774	R	2,800,000.00
151	1	0	TOLT00050000015100001	LETSITELE	INDUSTRIAL		TRICHARDSDAL WAY	5024	R	3,500,000.00
151	2	0	TOLT00050000015100002	LETSITELE	INDUSTRIAL		TRICHARDSDAL WAY	2873	R	2,600,000.00
151	3	0	TOLT00050000015100003	LETSITELE	INDUSTRIAL		TRICHARDSDAL WAY	3292	R	2,200,000.00
151	4	0	TOLT00050000015100004	LETSITELE	INDUSTRIAL		TRICHARDSDAL WAY	2755	R	1,600,000.00
151	5	0	TOLT00050000015100005	LETSITELE	INDUSTRIAL		TRICHARDSDAL WAY	3793	R	1,700,000.00
152	0	0	TOLT00050000015200000	LETSITELE	INDUSTRIAL	VACANT LAND	152 TRICHARDSDAL WAY	19822	R	1,200,000.00
156	0	0	TOLT00050000015600000	LETSITELE	RESIDENTIAL	DWELLING	156 BOTHA STREET	3411	R	1,600,000.00
158	0	0	TOLT00050000015800000	LETSITELE	RESIDENTIAL	DWELLING	93 BOTHA STREET	3301	R	1,700,000.00
159	0	0	TOLT00050000015900000	LETSITELE	RESIDENTIAL	DWELLING	159 BOTHA STREET	3206	R	1,200,000.00
167	0	0	TOLT00050000016700000	LETSITELE	INDUSTRIAL		167 VALENCIA ROAD	9835	R	1,000,000.00



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS			
169	0	0	TOLT00050000016900000	LETSITELE	BUSINESS		169 FIRST AVENUE	1784	R	3,200,000.00
169	1	0	TOLT00050000016900001	LETSITELE	BUSINESS		FIRST AVENUE	1785	R	1,800,000.00
169	2	0	TOLT00050000016900002	LETSITELE	BUSINESS		FIRST AVENUE	595	R	1,450,000.00
169	3	0	TOLT00050000016900003	LETSITELE	BUSINESS		FIRST AVENUE	595	R	1,000,000.00
170	0	0	TOLT00050000017000000	LETSITELE	RESIDENTIAL	DWELLING	170 BOTHA STREET	3577	R	2,400,000.00
172	1	0	TOLT00050000017200001	LETSITELE	RESIDENTIAL	DWELLING	172A ANNECKE STREET	1769	R	940,000.00
173	0	0	TOLT00050000017300000	LETSITELE	INDUSTRIAL		173 VALENCIA ROAD	11351	R	6,500,000.00
176	0	0	TOLT00050000017600000	LETSITELE	INDUSTRIAL		110 VALENCIA ROAD	7713	R	8,800,000.00
177	0	0	TOLT00050000017700000	LETSITELE	BUSINESS		ERF 174 LETSITELE	22415	R	25,200,000.00
180	0	0	TOLT00050000018000000	LETSITELE	INDUSTRIAL		LETSITELE FARM	30003	R	11,000,000.00
181	0	0	TOLT00050000018100000	LETSITELE	RESIDENTIAL	DWELLING	ANNECKE STREET	2866	R	1,800,000.00



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ERF	PTN	SS UNIT	SG CODE	TOWN	ZONING	LAND USE	STREET ADDRESS				
185	0	0	TOLT00050000018500000	LETSITELE	PLACE OF WORSHIP	CHURCH	185 BOTHA STREET	11162	R	5,000,000.00	
188	0	0	TOLT00050000018800000	LETSITELE	RESIDENTIAL	DWELLING	106 BOTHA STREET	2974	R	1,820,000.00	CONS FROM ERF 106 & ERF 107
189	0	0	TOLT00050000018900000	LETSITELE	RESIDENTIAL	DWELLING	100 BOTHA STREET	4131	R	2,000,000.00	CONS FROM ERF 100 & ERF 101
190	0	0	TOLT00050000019000000	LETSITELE	INDUSTRIAL		167 VALENCIA ROAD	5487	R	600,000.00	
190	1	0	TOLT00050000019000001	LETSITELE	INDUSTRIAL		167 VALENCIA ROAD	8787	R	2,000,000.00	
190	2	0	TOLT00050000019000002	LETSITELE	INDUSTRIAL		167 VALENCIA ROAD	21932	R	12,000,000.00	
190	4	0	TOLT00050000019000002	LETSITELE	INDUSTRIAL	VACANT LAND	167 VALENCIA ROAD	1168	R	100,000.00	
190	5	0	TOLT00050000019000002	LETSITELE	INDUSTRIAL		167 VALENCIA ROAD	5459	R	4,500,000.00	

R 239,575,000.00