



PROPERTY INFORMATION REPORT

Shunan City, Yamaguchi Prefecture — 40-year-old 5LDK Farmhouse with Adjacent Farmland and Parking for 4-5 Cars Offered at ¥0

山口県周南市大字夜市442-8

CJH #27070 · Source record #960124 · 22 July 2026

REPORT SUMMARY

Useful screening information found; important checks remain

This report organizes the available seller record, official municipal guidance and address-point hazard data. It does not replace registry records, a survey, inspection or a parcel-specific reply from the relevant authority.

SELLER-STATED RIGHT

所有権

CURRENT REGISTRY RECORD NOT SUPPLIED

SELLER-STATED LAND

田

市街化区域内農地

ADDRESS-POINT ELEVATION

118.6 m

NATIONAL MAPPING DATA; NOT A PARCEL SURVEY

Checks to complete before buying

1

Registry

Confirm the legal owner, parcel list, building record, mortgages and other registered rights.

2

Land use

Obtain the parcel-specific planning classification and any farmland transfer or conversion requirements.

3

Road and building

Confirm legal road frontage, building records, alterations and future rebuilding eligibility.

ADVERTISED PRICE

¥0

STATED ASSESSMENT

¥7,599,906

ANNUAL TAX SCREEN

¥106,399

Property information

These details come from the seller or source listing. They have not been independently established by registry records, an inspection, a survey or utility testing.

Field	Seller-stated value	Source
Built Year	1987	builtYear
Building Structure	Wooden, tiled roof, two-story	structure
Layout	5LDK	layout
Condition	Vacant house	condition
Renovations	Kitchen, stairs, living room	renovation
Utilities	Electricity and water usable; propane gas currently unsubscribed; bath boiler functionality unknown	descriptionJapanese

Field	Seller-stated value	Source
Parking	Space for 4 to 5 cars	descriptionJapanese
Outbuilding	Shed used as workspace with electricity; covered laundry area	descriptionJapanese
Land Area	1245.36m ²	landArea
Building Area	143.03m ²	buildingArea
Land Category	Farmland (rice paddy)	landCategory

English translation of the listing

This approximately 40-year-old wooden two-story farmhouse in Shunan City features a 5LDK layout with multiple renovated areas including the kitchen, stairs, and living room. The house was once used as a two-family residence, so there are two toilets on the first floor. It has been vacant only a short time; some belongings remain but are being gradually cleared. Electricity and water are available; gas is propane but currently unsubscribed. The bath uses a boiler, though its functionality is uncertain. An adjacent shed serves as a workspace, with power connected, and there is a covered area for laundry in rainy weather. Adjacent farmland and parking for 4-5 cars provide a quiet environment. Suitable for those who appreciate farming and traditional Japanese housing. Maintenance is challenging; a responsible user is preferred.

Source: <https://zero.estate/properties/960124> · Source updated: 2026-07-22T14:51:03.000Z · Refer to the Japanese source record if any translation is unclear.

Municipal checks

The links below point to official guidance and the office that can answer the remaining property-specific questions. General guidance is not a determination for this parcel.

Farmland transfer and conversion

DIRECT CONFIRMATION REQUIRED

The Shunan City Agricultural Committee handles applications and decisions concerning farmland rights transfers and conversion. Any required permission, notification, eligibility or treatment depends on the identified parcels and proposed transaction and use.

Office Shunan City Agricultural Committee Secretariat · 0834-22-8574
Next check Submit parcel numbers, registry records, cadastral maps and intended use for written procedural guidance.
Official source <https://www.city.shunan.lg.jp/soshiki/87/>

Planning classification

DIRECT CONFIRMATION REQUIRED

Shunan City publishes an overview map showing approximate urban-planning areas, zoning and planning facilities. The city states that the map is not a certificate and that accurate planning details require confirmation with the responsible division.

Office Shunan City Urban Policy Division, Urban Policy Section · 0834-22-8427
Next check Request a parcel-level urban-planning reply or formal urban-planning certificate using an official parcel map.
Official source <https://www.city.shunan.lg.jp/soshiki/40/3812.html>

Municipal tax information

DIRECT CONFIRMATION REQUIRED

Shunan City states that fixed-asset tax is calculated from the taxable standard at 1.4%. Valuation, taxable land use, exemptions and residential-land relief depend on the current tax ledger and January 1 circumstances.

Office Shunan City Taxation Division, House and Depreciable Assets Section · 0834-22-8269
Next check Request current assessment certificates, tax statements, taxable standards, relief details and any urban-planning tax amount.
Official source <https://www.city.shunan.lg.jp/soshiki/12/1188.html>

Road, building and rebuilding

DIRECT CONFIRMATION REQUIRED

Shunan City provides designated-road information through its public GIS. The Building Guidance Division handles Building Standards Act road matters, but road classification, frontage, building compliance and reconstruction eligibility require document and parcel-level review.

Office Shunan City Building Guidance Division, Building Guidance Section · 0834-22-8423
Next check Request road classification, width, frontage, setback requirements, and building-confirmation records using cadastral and survey documents.
Official source <https://www.city.shunan.lg.jp/soshiki/41/2048.html>

Municipal hazard maps

DIRECT CONFIRMATION REQUIRED

Shunan City publishes web and PDF maps for flood, storm surge, landslide, earthquake, inland flooding and tsunami hazards. Map coverage is general; current parcel-level inclusion and applicable hazard designations require map extraction and official confirmation.

Office Shunan City Disaster Prevention and Crisis Management Division · 0834-22-8208
Next check Obtain dated map extracts for every hazard layer and confirm current designations with the responsible authorities.
Official source <https://www.city.shunan.lg.jp/soshiki/9/4178.html>

Questions to send before buying

The Japanese text can be copied directly into an email to the seller or agent.

1 Please provide current land and building registry records for every parcel included in the transaction.

取引対象に含まれるすべての土地・建物について、最新の登記事項証明書をご提供ください。

Why it matters: Confirm the legal owner, parcel list, mortgages and other registered rights.

2 Please provide the official parcel map and identify every lot number included in the transaction.

取引対象となるすべての地番を明示し、公図をご提供ください。

Why it matters: Confirm what land is included and support parcel-level checks.

3 Please provide a written municipal confirmation of the planning area and zoning for 山口県周南市大字夜市442-8.

山口県周南市大字夜市442-8について、都市計画区域および用途地域を確認できる行政の書面をご提供ください。

Why it matters: Confirm the parcel-specific planning classification rather than relying on a general map.

4 Please provide the legal road classification, road width, frontage measurement, setback requirements and a written answer on rebuilding eligibility.

接道する道路の法的種別、幅員、接道長、セットバック要否、および再建築可否を確認できる書面をご提供ください。

Why it matters: Confirm legal access and whether future construction or rebuilding may be possible.

5 For every agricultural parcel, please provide its land category and a written answer on required transfer or conversion permission and notifications.

農地に該当する各筆について、地目ならびに権利移転・転用に必要な許可や届出を確認できる書面をご提供ください。

Why it matters: Confirm whether farmland rules affect acquisition or intended use.

6 Please provide the latest fixed-asset tax statement, assessment certificate and details of any urban-planning tax.

最新の固定資産税納税通知書、評価証明書、および都市計画税の明細をご提供ください。

Why it matters: Confirm the current tax base and recurring tax burden.

7 Please provide dated municipal map extracts for flood, landslide, tsunami and other locally mapped hazards covering every parcel.

すべての対象地について、洪水、土砂災害、津波など各種ハザードマップの該当箇所が分かる日付入り資料をご提供ください。

Why it matters: Check the full parcels against current municipal hazard information.

8 Please provide building confirmation records, inspection certificates, renovation records and permission for an independent building inspection.

建築確認関係書類、検査済証、改修履歴をご提供のうえ、第三者による建物検査の実施をご承諾ください。

Why it matters: Check legal records, alterations, defects and likely repair costs.

Illustrative costs

These simple calculations use any assessment stated in the source listing. They are not a closing estimate or tax quote; exemptions and the legally applicable tax base may change the result.

Item	Illustrative amount	Basis
Seller-stated land assessment	¥5,168,804	Source property record
Seller-stated building assessment	¥2,431,102	Source property record
Registration tax screen	¥151,998	2% of the stated combined assessment
Acquisition tax screen	¥227,997	Gross 3% before any relief
Annual fixed-asset tax screen	¥106,399	1.4% before relief or tax-base differences

Automated national hazard-map screen

Layer	Address-point result
Debris-flow warning area	No overlay at the point; nearest mapped pixel approximately 8.8 m away

Municipal confirmation required: National raster coverage was unavailable at the address point for Flood inundation (maximum scenario), Tsunami inundation, Steep-slope collapse warning area, Landslide warning area. This is not a low-risk result; use the municipal hazard-map source on page 3.

This is an address-point raster check, not a parcel-boundary analysis. A result showing no overlay at the point does not prove the whole parcel is outside the mapped area. Source: <https://disaportal.gsi.go.jp/hazardmapportal/hazardmap/copyright/opendata.html>

What remains unconfirmed

Evidence	Status	Why it matters
Current registry records	Not supplied	Ownership, mortgages and other registered rights
Parcel map or cadastral plan	Not supplied	Legal boundaries and parcel-level hazard review
Road and rebuilding reply	Not supplied	Legal access and future building options
Professional building inspection	Not supplied	Condition, defects, utilities and repair budget

Important: This is an information-screening report, not legal, tax, valuation, surveying, engineering or structural advice. Verify material facts with qualified professionals before committing funds.