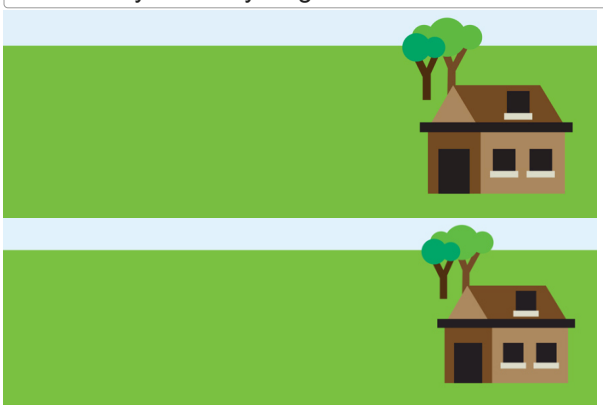


Rates property calculations

Your regional council rates for the 2026/27 rating year:

Detailed breakdown of rates

Description	Factor	Rate	Assessed Amount
General Rate - Western BoP	$380,000	0.00022792	$86.61
UAGC - Western BoP	1.00	226.98	$226.98
Passenger Transport - Western BoP	1.00	48.76	$48.76
RSRS - Western BoP	1.00	5.44	$5.44
CDEM - Western BoP	1.00	44.52	$44.52
	Total Rates (incl GST)		**$412.31**

▶ Descriptions of rate types

Property details

Address	20 Henry Road, Katikati
Valuation Reference	0681717200
Last Valuation Date	1 August 2025

Improvements	$260,000
Land Value	$380,000
Capital Value	$640,000
Area (Hectares)	0.1174
Legal Description	Lot 21 Deposited Plan South Auckland 2808

Regional Council rating history

The figure below represents the cost of Regional Council rates charged previously.

Year	Land Value	Annual Rates (GST Excl)	Annual Rates (GST Incl)
2025/2026	$400,000	$352.77	$405.69
2024/2025	$400,000	$347.11	$399.18
2023/2024	$400,000	$301.79	$347.06
2022/2023	$240,000	$266.88	$306.91
2021/2022	$240,000	$241.20	$277.39

Rating information for your district/city council

Rating information for your local council can be found on their website **(https://www.westernbay.govt.nz/property-rates-and-building/property-and-rates-search?property=0681717200)** .

Additional information

About the Regional Council's rating information database (RID)

Rating unit information for properties within the Bay of Plenty Regional Council region is updated from information provided by the relevant district or city council that the property is rated in.

The information is received on a regular basis from the council's Valuation Service Provider, but any recent changes regarding land and capital value, land area and legal description may not show on this website immediately. For any queries about the information displayed contact your city or district council first to check they have processed the property updates.

Remissions

If your property currently receives a rates remission; and is sold or the use of the property changes, the remission may no longer be available. If you are the owner or other authorised person you can