

Rates



Conduit Clause

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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same.

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Source: Owner, Vendor's Lawyer, City Council, Canterbury Maps, Environment Canterbury, EQC, Property Guru, RPNZ, ARCGIS, REINZ PropertySmarts and other sources.

Property Information

Property address	281A INNES ROAD, ST ALBANS, CHRISTCHURCH
Legal description	Lot 4 DP 476751
Property area (hectares)	0.0616
Valuation number	22291 01702
Rating valuation current year – 2026/2027 <i>Used to calculate your rates from 1 July 2026 until 30 June 2027. Note: This is based on market conditions as at 1 August 2025.</i> <i>If your valuation is adjusted mid-year this may not adjust your rates until the following 1 July.</i>	
Land value	\$440,000
+ Value of improvements	\$560,000
= Capital value	\$1,000,000
Rates information	
Rate account number	73173763
Current rating year	2026/2027
Current year rates instalments	Instalment 1: \$1,537.88 Instalment 2: \$1,537.88 Instalment 3: \$1,537.88 Instalment 4: \$1,538.12
Current year's rates	\$6,151.76
Latest rating valuation for next year – 2027/2028 <i>This will be used to calculate your rates from 1 July 2027. Note: This is based on market conditions as at 1 August 2025.</i> <i>The next city-wide revaluation will be applied from 1 July 2029.</i>	
Land value	\$440,000
+ Value of improvements	\$560,000
= Capital value	\$1,000,000