

[Current Rating Year \(2025/2026\) \(/rates/properties/2404190769?current_new=current\)](/rates/properties/2404190769?current_new=current)

[Next Rating Year \(2026/2027\) \(/rates/properties/2404190769?current_new=new\)](/rates/properties/2404190769?current_new=new)

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Valuation No.	2404190769
Location	4 Tabor Place, Lincoln
Legal Description	Lot 4210 DP 572950 Having 1/4sh in Lot 429 DP 572950
Certificate of Title	1041928
Ward No.	4
Zone	9A
Use	91
Category	RD202
TORAS	121000
Property Area (hectares)	0.0811

Current Rating Valuation

As valued at 1 September 2024

Land Value	\$430,000
Improvements Value	\$760,000
Capital Value	\$1,190,000
Nature of Improvements	DWG OI (/rates/improvements)

New Rating Valuation

As valued at 1 September 2024

New Land Value	\$430,000
New Improvements Value	\$760,000
New Capital Value	\$1,190,000
New Nature of Improvements	(/rates/improvements)

Rates Information

Current Rating Year 2025/2026

Current Year Rates Instalments

Instalment 1.	\$1,461.00
Instalment 2.	\$1,460.95
Instalment 3.	\$1,461.00
Instalment 4.	\$1,460.95
Current Year's Rates	\$5,843.90
Previous Year's Rates	\$5,110.45

Rates for Current Year 2025/2026

Next Rating Year (2026/2027) (/rates/properties/2404190769?current_new=new)

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	1,190,000.00	0.00115663	\$1,376.35
054	Library Charge (U)	District	1.00	271.00	\$271.00
068	Civil Defence Emergency Mgmt (U)	District	1.00	16.0900000000	\$16.10
069	Refuse Uniform Charge (U)	District	1.00	32.00	\$32.00
070	Refuse-Wheelie Bin 240 Litres (U)	District	1.00	477.00	\$477.00
090	Recreation Reserve Rate (U)	District	1.00	230.00	\$230.00
091	Community Centre Rate (U)	District	1.00	231.00	\$231.00
113	Uniform Annual General Charge (U)	District	1.00	454.00	\$454.00
123	General (C)	District	1,190,000.00	0.0003828906	\$455.65
143	Passenger Transport Urban (U)	District	1.00	192.3300000000	\$192.35
152	Works and Services (C)	District	1,190,000.00	0.0000084935	\$10.10
214	Uniform Annual General Charge (U)	District	1.00	47.22	\$47.20
215	Water Race (Amenity) Rate (U)	District	1.00	65.00	\$65.00

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
297	Transport and Development (C)	Greater Christchurch	1,190,000.00	0.00000346	\$4.15
301	Refuse Recycling Rate (U)	District	1.00	92.00	\$92.00
332	Swimming Pools (U)	Zone 2	1.00	147.00	\$147.00
343	Refuse-Organic Wheelie Bin (U)	District	1.00	198.00	\$198.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	1,190,000.00	0.00000732	\$8.70
380	Canterbury Museum Levy (U)	District	1.00	40.00	\$40.00
402	Land Drainage < 2.333ha (per ha) (U)	District	1.00	82.00	\$82.00
405	Urban Water Supply (U)	District	1.00	422.00	\$422.00
406	Stormwater (U)	District	1.00	175.00	\$175.00
408	Sewerage (U)	District	1.00	807	\$807.00
801	District Rivers Management (U)	District	1.00	10.2800000000	\$10.30
Total					\$5,843.90

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$480,000	\$1,070,000	\$5,110.45
2023/2024	\$480,000	\$480,000	\$2,131.60