

Rate Information Database last updated : 10/07/2025

Property Details for Valuation: 00083-53700

Property Address : 24 Bay View Road, Coopers Beach 0420

Current Legal Description : LOT 16 DP 88101 BLK V MANGONUI SD

Title References : NA-45C/899

Values for Property ID : 3307934

Code	Type	Value
CV	Capital Value (\$)	780000
IV	Improvement Value (\$)	420000
LA	Land Area (sq metres)	807
LV	Land Value (\$)	360000

Rateability : Rateable

Land Use : 91 - Residential-Single Unit(Other than bach)

Section 20-20A Local Government (Rating) Act 2002 – Rating units in common ownership

Main assessment : None

Linked assessment(s) : None

Nature of Improvements: Dwelling Other Improvement

Rates for 2026 for rate assessment : 2407934

Rate Type	Type	Value	Rate or Charge	Amount
Stormwater Rate General Differential	Rating Unit	1		187.50
Stormwater Public Good Rate	Rating Unit	1		10.00
Sewerage Public Good	Rating Unit	1		15.00
Water Public Good	Rating Unit	1		15.00
Roading Rate Uniform Rate	Separate Part	1.00000	100.00	100.00
Roading Residential Differential	Land Value	360000	0.00009540	34.34
General Rate Uniform Annual General Charge	Separate Part	1.00000	450.00	450.00
Ward Services Rate Te Hiku Differential	Separate Part	1.00000	497.10	497.10
Sewerage Operating Connected Rate	Separate Part	1.00000	917.06	917.06
Sewerage Capital East Coast Connected Rate	Separate Part	1.00000	320.26	320.26
General Rate General Differential	Land Value	360000	0.00336540	1,211.54
NRC Council Services Rate	Separate Part	1.00000	195.63	195.63
NRC Pest Management Rate	Separate Part	1.00000	93.86	93.86
NRC Flood Infrastructure Rate	Separate Part	1.00000	41.66	41.66
NRC Emergency and Hazard Management Rate	Separate Part	1.00000	57.71	57.71
NRC Regional Rescue Services Rate	Separate Part	1.00000	8.87	8.87

NRC Sporting Facilities Rate	Separate Part	1.00000	16.09	16.09
NRC Far North Transport Rate	Separate Part	1.00000	8.54	8.54
NRC Economic Development Rate - Far North District	Land Value	360000	0.00002900	10.44
NRC Land and Freshwater Management Rate	Land Value	360000	0.00028860	103.90
Total Years Rates				4,294.50