

[Current Rating Year \(2025/2026\) \(/rates/properties/2404250600?current_new=current\)](/rates/properties/2404250600?current_new=current)

[Next Rating Year \(2026/2027\) \(/rates/properties/2404250600?current_new=new\)](/rates/properties/2404250600?current_new=new)

[Make a payment \(/rates/properties/pay?valuation_id=2404250600\)](/rates/properties/pay?valuation_id=2404250600)

Valuation No.	2404250600
Location	20 Pentire Parade, Lincoln
Legal Description	Lot 189 DP 498069
Certificate of Title	736986
Ward No.	4
Zone	9A
Use	91
Category	RD201
TORAS	111000
Property Area (hectares)	0.0630

Current Rating Valuation

As valued at 1 September 2024

Land Value	\$370,000
Improvements Value	\$600,000
Capital Value	\$970,000
Nature of Improvements	DWG OI (/rates/improvements)

New Rating Valuation

As valued at 1 September 2024

New Land Value	\$370,000
New Improvements Value	\$600,000
New Capital Value	\$970,000
New Nature of Improvements	(/rates/improvements)

Rates Information

Current Rating Year 2025/2026

Current Year Rates Instalments

Instalment 1.	\$1,287.40
Instalment 2.	\$1,287.40
Instalment 3.	\$1,287.40
Instalment 4.	\$1,287.40
Current Year's Rates	\$5,149.60
Previous Year's Rates	\$4,492.90

Rates for Current Year 2025/2026

Next Rating Year (2026/2027) (/rates/properties/2404250600?current_new=new)

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	970,000.00	0.00115663	\$1,121.90
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
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	970,000.00	0.0003828906	\$371.40
143	Passenger Transport Urban (U)	District	1.00	192.3300000000	\$192.35
152	Works and Services (C)	District	970,000.00	0.0000084935	\$8.25
162	Drainage Class E (C)	Waimakariri Eyre Cust	970,000.00	0.00000609	\$5.90
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
297	Transport and Development (C)	Greater Christchurch	970,000.00	0.00000346	\$3.40

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
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	970,000.00	0.00000732	\$7.10
360	Drainage Class A (C)	Waimak Flood Protection Proj.	970,000.00	0.00000693	\$6.70
380	Canterbury Museum Levy (U)	District	1.00	40.00	\$40.00
381	Refuse-Wheelie Bin 80 Litres (U)	District	1.00	160.00	\$160.00
401	Biodiversity Land Drainage & River Works (U)	District	1.00	35.00	\$35.00
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					\$5,149.60

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$390,000	\$880,000	\$4,492.90
2023/2024	\$390,000	\$880,000	\$3,905.25
2022/2023	\$390,000	\$880,000	\$3,850.55
2021/2022	\$195,000	\$690,000	\$3,796.90
2020/2021	\$195,000	\$690,000	\$3,602.20
2019/2020	\$195,000	\$690,000	\$3,582.55
2018/2019	\$195,000	\$690,000	\$3,429.95

Year	Land Value	Capital Value	Annual Rates
2017/2018	\$195,000	\$195,000	\$1,559.70