

Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

City-wide revaluation released

The new property rating valuations for the Christchurch area have been released and can be found using the search below. These values will be used for next year's rates, from 1 July.

If you think this valuation is incorrect, an objection must be lodged no later than 10 April 2026.

[Find out more](#) 

Property Information

Property address	51 SEFTON STREET, BELFAST, CHRISTCHURCH
Legal description	Lot 22 DP 47812
Property area (hectares)	0.0791
Valuation number	21915 58200

Latest rating valuation for next year – 2026/2027

This will be used to calculate your rates from 1 July 2026.

Note: This is based on market conditions as at 1 August 2025.

Land value	\$560,000
+ Value of improvements	\$270,000
= Capital value	\$830,000

Rating valuation current year – 2025/2026

Used to calculate your rates from 1 July 2025 until 30 June 2026.

Note: This is based on market conditions as at 1 August 2022.

If your valuation is adjusted mid-year this may not adjust your rates until the following 1 July.

Land value	\$495,000
+ Value of improvements	\$275,000
= Capital value	\$770,000

Rates information

Rate account number	73135091
Current rating year	2025/2026
Current year rates instalments	Instalment 1: \$1,160.36 Instalment 2: \$1,160.36

Instalment 3: \$1,160.36

Instalment 4: \$1,160.57

Current year's rates

\$4,641.65

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

If you're having trouble finding a unit or flat, try the advanced search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

[Expand all](#) **Update your rates postal address** **How your valuation is assessed** **Objecting to your valuation** **Changing your valuation** **Due dates for instalments**

What you get for your rates

It may not be obvious, but we spend your rates in all sorts of ways that touch on almost everything you do. Your average day may not be quite as busy as this, but in a nutshell, here's what you get for your rates in Christchurch. All figures are for the 2023/2024 financial year. [More details.](#)

A day in the life of your rates