



You should know

If you are thinking about buying or selling a property, you should get your own market valuation to find its value.

We do not recommend using council property valuations as they:

- are only used to calculate rates
- based on a specific point in time
- do not represent current market values.

4 Rathgar Road

Henderson, Auckland 0610

Record of title

NA1809/13

Legal description

LOT 6 DP 40011

Property details

[Property valuation](#)

[Property rates](#)

▶ [Property information](#)

Property information

Land area

809 m²

If your property is a cross lease or a unit title, the land area will appear as 0².

Total floor area

100 m²

Total floor area includes attached buildings only, including attached garages.

Land use

Single units, excluding bach

Building site coverage

100 m²

Local board

Henderson-Massey

Property Category

RD196B

For information about your property's category, refer to Appendix F of the [Rating Valuation Rules 2008 \[PDF 475.52KB\]](#).

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Property rates

Rates this year 2025/2026

\$4,063.19

Rates assessment number

12341624957

Detailed rates breakdown

Type of rate	Calculation	Total rate
Natural Environment Targeted Rate - Non Business	Capital Value $\$1,285,000 \times 0.00003460$	\$44.46
Waste Management - Refuse Standard	Number of separate parts 1 x \$195.78	\$195.78
Waste Management - Standard Recycling	Number of separate parts 1 x \$120.32	\$120.32
General Rate - Urban Residential	Capital Value $\$1,285,000 \times 0.00225223$	\$2,894.12
Water Quality Targeted Rate - Non Business	Capital Value $\$1,285,000 \times 0.00000914$	\$11.74
Climate Action Transport Targeted Rate - Urban Residential	Capital Value $\$1,285,000 \times 0.00005471$	\$70.30
Waste Management - Minimum Base Charge	Number of separate parts 1 x \$43.97	\$43.97
Waste Management - Food Scraps Service	Number of separate parts 1 x \$78.50	\$78.50
Uniform Annual General Charge	Number of separate parts 1 x \$604.00	\$604.00
Total rates assessed for 2025/2026 (including GST)		\$4,063.19



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Property valuations

Latest property valuations as at 1 May 2024 (to be used for 2025/2026 rates)

Capital Value (CV)

\$1,285,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$1,185,000

Value of improvements

\$100,000

Valuation number

33030-00000000200

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