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Current Rating Year (2025/2026) (/rates/properties/2404254247?current_new=current)

Next Rating Year (2026/2027) (/rates/properties/2404254247?current_new=new)

Make a payment (/rates/properties/pay?valuation_id=2404254247)

Valuation No.	2404254247
Location	83 Zabeel Street, Lincoln
Legal Description	LOT 395 DP 535412
Certificate of Title	885224
Ward No.	4
Zone	9A
Use	91
Category	RD202
TORAS	111000
Property Area (hectares)	0.0724

Current Rating Valuation

As valued at 1 September 2024

Land Value	\$430,000
Improvements Value	\$500,000
Capital Value	\$930,000
Nature of Improvements	DWG OI (/rates/improvements)

New Rating Valuation

As valued at 1 September 2024

New Land Value	\$430,000
New Improvements Value	\$500,000
New Capital Value	\$930,000
New Nature of Improvements	(/rates/improvements)

Rates Information

Current Rating Year 2025/2026

Current Year Rates Instalments

Instalment 1.	\$1,299.45
Instalment 2.	\$1,299.45
Instalment 3.	\$1,299.50
Instalment 4.	\$1,299.45
Current Year's Rates	\$5,197.85
Previous Year's Rates	\$4,496.10

Rates for Current Year 2025/2026

Next Rating Year (2026/2027) (/rates/properties/2404254247?current_new=new)

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	930,000.00	0.00115663	\$1,075.65
054	Library Charge (U)	District	1.00	271.00	\$271.00

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
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	930,000.00	0.0003828906	\$356.10
129	Drainage Class C (L)	Halswell	430,000.00	0.00025846	\$111.15
143	Passenger Transport Urban (U)	District	1.00	192.3300000000	\$192.35
152	Works and Services (C)	District	930,000.00	0.0000084935	\$7.90
162	Drainage Class E (C)	Waimakariri Eyre Cust	930,000.00	0.00000609	\$5.65

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
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	930,000.00	0.00000346	\$3.25
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	930,000.00	0.00000732	\$6.80
360	Drainage Class A (C)	Waimak Flood Protection Proj.	930,000.00	0.00000693	\$6.40

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
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					\$5,197.85

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$400,000	\$830,000	\$4,496.10
2023/2024	\$400,000	\$830,000	\$3,925.00
2022/2023	\$400,000	\$830,000	\$3,745.55
2021/2022	\$200,000	\$630,000	\$3,432.95
2020/2021	\$200,000	\$200,000	\$1,788.85