

Rate Information Database last updated : 10/01/2026

**Property Details for Valuation: 00083-29603**

**Property Address :** 5 Torsby Road, Coopers Beach 0420

**Current Legal Description :** LOT 3 DP 202062 BLK V MANGONUI SD

**Title References :** NA-130C/309

**Values for Property ID : 3336222**

Code	Type	Value
CV	Capital Value (\$)	610000
IV	Improvement Value (\$)	250000
LA	Land Area (sq metres)	603
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 : 2432127**

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
<b>Total Years Rates</b>				<b>4,294.50</b>