

Property Information

Property address	53B EDWARD AVENUE, ST ALBANS, CHRISTCHURCH
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Legal description	Lot 2 DP 533168
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Property area (hectares)	0.0339
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Valuation number	22302 58800
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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	\$530,000
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+ Value of improvements	\$580,000
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= Capital value	\$1,110,000
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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	\$485,000
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+ Value of improvements	\$665,000
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= Capital value	\$1,150,000
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Rates information

Rate account number	73190454
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Current rating year	2025/2026
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Current year rates instalments	Instalment 1: \$1,677.17 Instalment 2: \$1,677.17 Instalment 3: \$1,677.17 Instalment 4: \$1,677.49
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Current year's rates	\$6,709.00
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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