

Property Details

Current Rating Year (2025/2026)

View in Map (<https://www.topofthesouthmaps.co.nz/app/?find=1972047709>)

Valuation No.	1972047709
Location	33 Valley Heights Road, Nelson
Legal Description	LOT 37 DP 449270
Certificate of Title	569246
Ward No.	1
Zone	9A
Use	91
Category	RD201
TORAS	121000
Property Area (hectares)	0.0998

Current Rating Valuation

As valued at 1 September 2024

Land Value	\$355,000
Improvements Value	\$355,000
Capital Value	\$710,000
Nature of Improvements	DWG OI (/rates/improvements)

Rates Information

Current Rating Year	2025/2026
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Current Year Rates Instalments	
Instalment 1.	\$1,015.42
Instalment 2.	\$1,015.42
Instalment 3.	\$1,015.42
Instalment 4.	\$1,015.42
Current Year's Rates	\$4,061.68
Previous Year's Rates	\$3,792.87

Rates for Current Year 2025/2026

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
099	General Rate - Residential (L)	Property Use/Rating Unit	355,000.00	\$0.0052638	\$1,868.65
120	Flood Protection Rate (L)	Authority Wide/Rating Unit	355,000.00	\$0.0003776	\$134.05
121	Stormwater Charge (U)	Property Use/Rating Unit	1.00	\$408.24	\$408.24
122	Storm Recovery Charge (U)	Authority Wide/SUIP	1.00	\$300.00	\$300.00
125	Uniform Annual General Charge (U)	Authority Wide/SUIP	1.00	\$368.75	\$368.75
130	Water Annual Charge (U)	Service Provision/Connection	1.00	\$273.42	\$273.42
190	Waste Water Charge/Residential (U)	Service Provision/SUIP	1.00	\$708.57	\$708.57
Total					\$4,061.68

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$420,000	\$770,000	\$3,792.87
2023/2024	\$420,000	\$770,000	\$3,289.95
2022/2023	\$420,000	\$770,000	\$3,057.46
2021/2022	\$250,000	\$550,000	\$2,933.89
2020/2021	\$250,000	\$550,000	\$2,747.26
2019/2020	\$250,000	\$550,000	\$2,727.67
2018/2019	\$150,000	\$390,000	\$2,454.19
2017/2018	\$150,000	\$390,000	\$2,349.36
2016/2017	\$150,000	\$390,000	\$2,279.42
2015/2016	\$150,000	\$360,000	\$2,263.30