

Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Property Information

Property address	1/42 SAWYERS ARMS ROAD, PAPANUI, CHRISTCHURCH
Legal description	Unit 1 DP 360772 on Lot 1 DP 26168 having share in 1085 m2
Property area (hectares)	0.0000
Valuation number	22170 20002 A

Rating valuation current year – 2026/2027

*Used to calculate your rates
from 1 July 2026 until 30 June
2027. Note: This is based on
market conditions as at 1 August
2025.*

*If your valuation is adjusted
mid-year this may not adjust
your rates until the following 1
July.*

Land value	\$280,000
+ Value of improvements	\$240,000
= Capital value	\$520,000

Rates information

Rate account number	73126401
Current rating year	2026/2027
Current year rates instalments	Instalment 1: \$855.70 Instalment 2: \$855.70 Instalment 3: \$855.70 Instalment 4: \$856.03
Current year's rates	\$3,423.13

Latest rating valuation for next year – 2027/2028

*This will be used to calculate your rates from 1 July 2027. Note:
This is based on market conditions as at 1 August 2025.*

The next city-wide revaluation will be applied from 1 July 2029.

Land value	\$280,000
+ Value of improvements	\$240,000
= Capital value	\$520,000

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 as busy as this, but in a nutshell, here's what you get for your rates in Christchurch. [More details.](#)

A day in the life of your rates



6am

Wastewater network

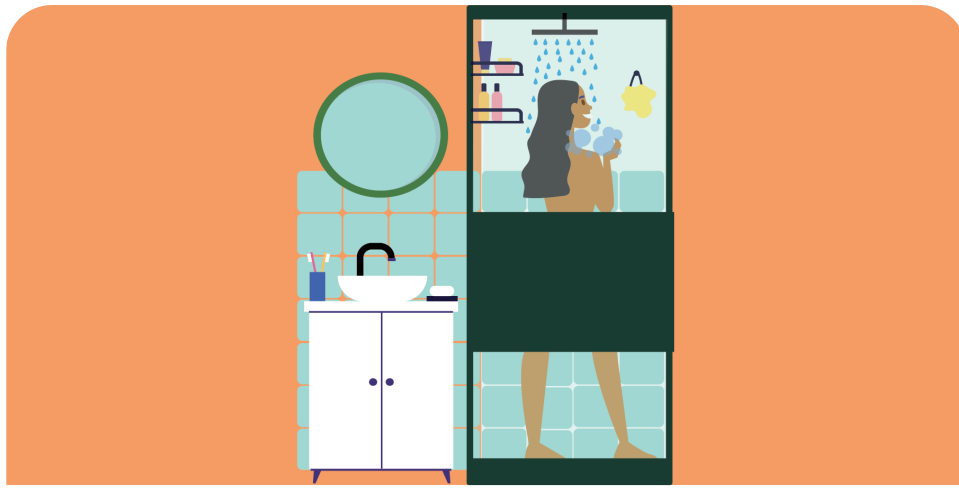
Start the day right with a toilet break.



6.30am

Recreation and sport services

Hit the gym and take a swim.



7.30am

Water supply

Shower in nice, clean, safe water.



8am

Transport network

Head out of the house in a way that suits you.



11am

Libraries service

Swing by the library for the book you ordered online.



Noon

Regulatory and compliance

Recover your lost dog from the animal shelter.



1pm

Community support, including development and facilities
Spend time with your community group and attend an event.



3pm

Christchurch Art Gallery and Canterbury Museum
Take in the Christchurch Art Gallery Te Puna o Waiwhetū and
Canterbury Museum.



5.30pm

Solid waste and resource recovery
Put out your bins for us to collect.



7pm

Parks, heritage and coastal environment
Take your dog for a walk in the park.



7.30pm

Strategic planning and policy

Take a moment to admire your well-planned subdivision.



8pm

Corporate costs

Lull the kids to sleep by telling them how we repay debt.



10pm

Governance

Make a submission on a Council project close to your heart.



11pm

Stormwater and drainage networks

Fall asleep peacefully listening to the rain.