

Property Information

Property address	427 ARMAGH STREET, LINWOOD, CHRISTCHURCH
Legal description	Flat 2 DP 303406 on Lot 4 DP 10444 having share in 1007 m2
Property area (hectares)	0.0000
Valuation number	22420 17100 B

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	\$310,000
+ Value of improvements	\$55,000
= Capital value	\$365,000

Rates information

Rate account number	73091593
Current rating year	2026/2027
Current year rates instalments	Instalment 1: \$635.42 Instalment 2: \$635.42 Instalment 3: \$635.42 Instalment 4: \$635.71
Current year's rates	\$2,541.97

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	\$310,000
+ Value of improvements	\$55,000

= Capital value	\$365,000
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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.