

Valuation No.	1353035800
Location	34 Eagle Street, Taihape
Legal Description	SEC 5 BLK XX TAIHAPE TSHIP
Certificate of Title	22B/366
Ward No.	1
Zone	9A
Use	91
Category	RH198
TORAS	111000
Property Area (hectares)	0.1012

Current Rating Valuation

As valued at 1 August 2023

Land Value	\$80,000
Improvements Value	\$395,000
Capital Value	\$475,000
Nature of Improvements	DWG FLAT OI

New Rating Valuation

As valued at 1 August 2023

New Land Value	\$80,000
New Improvements Value	\$395,000
New Capital Value	\$475,000

New Nature of
Improvements

Rates Information

Current Rating Year	2025/2026
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Current Year Rates Instalments

Instalment 1.	\$1,100.07
Instalment 2.	\$1,100.07
Instalment 3.	\$1,100.08
Instalment 4.	\$1,100.07
Current Year's Rates	\$4,400.29
Previous Year's Rates	\$4,092.80

Rates for Current Year 2025/2026

[Next Rating Year \(Proposed 2026/2027\)](#)

Type	Description (Basis)	Factor	Rate	Estimated Amt
003	Uniform Annual General (U)	1.00	719.67	\$719.67

Type	Description (Basis)	Factor	Rate	Estimated Amt
004	General Rate (C)	475,000.00	0.0008830	\$419.43
011	Community Services (U)	1.00	34.69	\$34.69
023	Roading District (C)	475,000.00	0.0015660	\$743.85
025	Solid Waste (U)	1.00	204.96	\$204.96
085	Wastewater (U)	1.00	641.61	\$641.61
088	Wastewater Public Good (U)	1.00	133.09	\$133.09
089	Water Supply (U)	1.00	1085.23	\$1,085.23
090	Water Public Good (U)	1.00	188.26	\$188.26
234	Stormwater (PC)	1.00	198.38	\$198.38
235	Stormwater Public Good (U)	1.00	31.12	\$31.12
Total				\$4,400.29

Key:
 C = Based on Capital Value
 U = Per Rateable Unit
 PC = Per Connection

History

Year	Land Value	Capital Value	Annual Rates
2024/2025	\$80,000	\$475,000	\$4,092.80
2023/2024	\$40,000	\$310,000	\$3,517.10
2022/2023	\$40,000	\$310,000	\$3,207.20
2021/2022	\$40,000	\$310,000	\$3,019.00
2020/2021	\$20,000	\$210,000	\$2,894.20
2019/2020	\$20,000	\$210,000	\$2,844.90
2018/2019	\$20,000	\$210,000	\$2,688.10
2017/2018	\$17,000	\$170,000	\$2,611.40
2016/2017	\$17,000	\$170,000	\$2,589.90
2015/2016	\$17,000	\$170,000	\$2,570.40