



## You should know

If you are thinking about buying or selling a property, you should get your own market valuation to find its value.

We do not recommend using council property valuations as they:

- are only used to calculate rates
- based on a specific point in time
- do not represent current market values.

# 18A Starforth Place

Henderson, Auckland 0612

## Record of title

NA90C/238

## Legal description

LOT 1 DP 151974

## Property details

[Property valuation](#)

▶ [Property rates](#)

[Property information](#)

# Property rates

## Rates this year 2025/2026

\$2,711.55

## Rates assessment number

12341511397

## Detailed rates breakdown

Type of rate	Calculation	Total rate
Uniform Annual General Charge	Number of separate parts 1 x \$604.00	\$604.00
Waste Management - Refuse Standard	Number of separate parts 1 x \$195.78	\$195.78
Water Quality Targeted Rate - Non Business	Capital Value \$710,000 x 0.00000914	\$6.49
Climate Action Transport Targeted Rate - Urban Residential	Capital Value \$710,000 x 0.00005471	\$38.84
Waste Management - Food Scraps Service	Number of separate parts 1 x \$78.50	\$78.50
Natural Environment Targeted Rate - Non Business	Capital Value \$710,000 x 0.00003460	\$24.57
General Rate - Urban Residential	Capital Value \$710,000 x 0.00225223	\$1,599.08
Waste Management - Minimum Base Charge	Number of separate parts 1 x \$43.97	\$43.97
Waste Management - Standard Recycling	Number of separate parts 1 x \$120.32	\$120.32
<b>Total rates assessed for 2025/2026 (including GST)</b>		<b>\$2,711.55</b>

# Property valuations

## Latest property valuations as at 1 May 2024 (to be used for 2025/2026 rates)

### Capital Value (CV)

\$710,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

### Land value

\$405,000

### Value of improvements

\$305,000

### Valuation number

33570-00000062500

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# Property information

## Land area

412 m<sup>2</sup>

If your property is a cross lease or a unit title, the land area will appear as 0<sup>2</sup>.

## Total floor area

90 m<sup>2</sup>

Total floor area includes attached buildings only, including attached garages.

## Land use

Single units, excluding bach

## Building site coverage

90 m<sup>2</sup>

## Local board

Henderson-Massey

## Property Category

RD199B

For information about your property's category, refer to Appendix F of the [Rating Valuation Rules 2008 \[PDF 475.52KB\]](#).

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