

Property Information

Property address	20A TISCH PLACE, BELFAST, CHRISTCHURCH
Legal description	Lot 37 DP 40051, Lot 38 DP 40051
Property area (hectares)	0.1528
Valuation number	21915 55800

Latest rating valuation for next year – 2026/2027

This will be used to calculate your rates from 1 July 2026.

Note: This is based on market conditions as at 1 August 2025.

Land value	\$820,000
+ Value of improvements	\$310,000
= Capital value	\$1,130,000

Rating valuation current
year – 2025/2026

*Used to calculate your rates
from 1 July 2025 until 30 June
2026.*

*Note: This is based on market
conditions as at 1 August 2022.*

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

Land value	\$760,000
+ Value of improvements	\$380,000
= Capital value	\$1,140,000

Rates information

Rate account number	73135080
Current rating year	2025/2026
Current year rates	Instalment 1: \$1,663.61

instalments

Instalment 2: \$1,663.61

Instalment 3: \$1,663.61

Instalment 4: \$1,663.79

Current year's rates

\$6,654.62

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. All figures are for the 2023/2024 financial year. [More details.](#)

A day in the life of your rates