

Property information

Location	103 Benmore Avenue Cloverlea, Palmerston North 4412
Legal Description	Lot 2 DP 40932
Area (ha)	0.0627
Current Land Value	\$275,000
Current Capital Value	\$590,000
Current Message	Rateable values as at 01 Sep 2024

Rating Information 2025/26

Assessment No.	10083422
Valuation Ref.	14500-757-00
Land Value	\$275,000
Capital Value	\$590,000
Improvement Value	\$315,000
Rates	\$3,173.16
Message	Rateable values as at 01 Sep 2024.

These values were used for rates set in the 2025/26 year

✓ 2025/26 Rates Breakdown

DESCRIPTION	UNITS	FACTOR	TOTAL
General - Single Unit Residential (LV)	275000	0.00413	\$1,136.85
Uniform Annual General Charge	1	300	\$300.00
Capital Value Targeted Rate - R1	590000	0.00101	\$595.31
Rubbish and Public Recycling	1	69	\$69.00
Kerbside Recycling	1	188	\$188.00
Water Supply - Connected	1	487	\$487.00
Wastewater - Connected	1	397	\$397.00
			\$3,173.16

✓ Proposed 2026/27 Rates

The figures below are the provisional calculations for 2026/27 based on the rateable values as at 1 September 2024 with property details as at 11 February 2026. They include the third stage of the progressive introduction over 3 years of a new targeted rate based on the capital value.

DESCRIPTION	UNITS	PROPOSED 2027 RATES
General - Single Unit Residential	275000	\$895.40
Uniform Annual General Charge	1	\$300.00
Capital Value Targeted Rate - R1	590000	\$950.49
Rubbish and Public Recycling	1	\$128.00
Kerbside Recycling	1	\$134.00
Water Supply - Connected	1	\$479.00
		\$3,319.89

DESCRIPTION	UNITS	PROPOSED 2027 RATES
Wastewater - Connected	1	\$433.00
		\$3,319.89

Map



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