



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.

127B Bruce McLaren Road

Henderson, Auckland 0612

Record of title

997356

Legal description

LOT 1 DP 562392

Property details

[Property valuation](#)

[Property rates](#)

► [Property information](#)

Property information

Land area

687 m²

If your property is a cross lease or a unit title, the land area will appear as 0 m².

Total floor area

109 m²

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

Land use

Single units, excluding bach

Building site coverage

109 m²

Local board

Henderson-Massey

Property Category

RD197B

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

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Property rates

Rates this year 2025/2026

\$2,946.63

Rates assessment number

12346314285

Detailed rates breakdown

Type of rate	Calculation	Total rate
General Rate - Urban Residential	Capital Value \$810,000 x 0.00225223	\$1,824.31
Waste Management - Food Scraps Service	Number of separate parts 1 x \$78.50	\$78.50
Waste Management - Standard Recycling	Number of separate parts 1 x \$120.32	\$120.32
Uniform Annual General Charge	Number of separate parts 1 x \$604.00	\$604.00
Waste Management - Minimum Base Charge	Number of separate parts 1 x \$43.97	\$43.97
Waste Management - Refuse Standard	Number of separate parts 1 x \$195.78	\$195.78
Climate Action Transport Targeted Rate - Urban Residential	Capital Value \$810,000 x 0.00005471	\$44.32
Water Quality Targeted Rate - Non Business	Capital Value \$810,000 x 0.00000914	\$7.40
Natural Environment Targeted Rate - Non Business	Capital Value \$810,000 x 0.00003460	\$28.03
Total rates assessed for 2025/2026 (including GST)		\$2,946.63



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Property valuations

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

Capital Value (CV)

\$810,000

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

\$550,000

Value of improvements

\$260,000

Valuation number

33570-00000026104

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