



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.

20/197 Royal Road

Massey, Auckland 0614

Record of title

NA123D/340

Legal description

UNIT W DP 194498, ACCESSORY UNIT 23 DP 194498

Property details

[Property valuation](#)

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[Property information](#)

Property rates

Rates this year 2025/2026

\$2,829.09

Rates assessment number

12342028258

Detailed rates breakdown

Type of rate	Calculation	Total rate
Water Quality Targeted Rate - Non Business	Capital Value \$760,000 x 0.00000914	\$6.95
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
Natural Environment Targeted Rate - Non Business	Capital Value \$760,000 x 0.00003460	\$26.30
Uniform Annual General Charge	Number of separate parts 1 x \$604.00	\$604.00
Waste Management - Food Scraps Service	Number of separate parts 1 x \$78.50	\$78.50
General Rate - Urban Residential	Capital Value \$760,000 x 0.00225223	\$1,711.69
Waste Management - Standard Recycling	Number of separate parts 1 x \$120.32	\$120.32
Climate Action Transport Targeted Rate - Urban Residential	Capital Value \$760,000 x 0.00005471	\$41.58
Total rates assessed for 2025/2026 (including GST)		\$2,829.09

Property valuations

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

Capital Value (CV)

\$760,000

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

\$465,000

Value of improvements

\$295,000

Valuation number

32730-00000021200-W

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Property information

Land area

0 m²

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

Total floor area

110 m²

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

Land use

Single units, excluding bach

Building site coverage

110 m²

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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