

Property information

Location	12 Lyndhurst Street Takaro, Palmerston North 4412
Legal Description	Lot 72 DP 2626
Area (ha)	0.0632
Current Land Value	\$400,000
Current Capital Value	\$510,000
Current Message	Rateable values as at 01 Sep 2024

Rating Information 2025/26

Assessment No.	10191738
Valuation Ref.	14600-547-00
Land Value	\$400,000
Capital Value	\$510,000
Improvement Value	\$110,000
Rates	\$3,609.19
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)	400000	0.00413	\$1,653.60
Uniform Annual General Charge	1	300	\$300.00
Capital Value Targeted Rate - R1	510000	0.00101	\$514.59
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
			\$3,609.19

✓ 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	400000	\$1,302.40
Uniform Annual General Charge	1	\$300.00
Capital Value Targeted Rate - R1	510000	\$821.61
Rubbish and Public Recycling	1	\$128.00
Kerbside Recycling	1	\$134.00
Water Supply - Connected	1	\$479.00
Wastewater - Connected	1	\$433.00
		\$3,598.01

Map



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