

Property information	
Location	81 Guy Avenue Takaro, Palmerston North 4410
Legal Description	Lot 18 DP 14228
Area (ha)	0.0712
Current Land Value	\$455,000
Current Capital Value	\$580,000
Current Message	Rateable values as at 01 Sep 2024
Rating Information 2025/26	
Assessment No.	10151746
Valuation Ref.	14550-268-00
Land Value	\$455,000
Capital Value	\$580,000
Improvement Value	\$125,000
Rates	\$3,907.19
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)	455000	0.00413	\$1,880.97
Uniform Annual General Charge	1	300	\$300.00
Capital Value Targeted Rate - R1	580000	0.00101	\$585.22
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
			\$3,907.19

✓ **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	455000	\$1,481.48
Uniform Annual General Charge	1	\$300.00
Capital Value Targeted Rate - R1	580000	\$934.38
Rubbish and Public Recycling	1	\$128.00
Kerbside Recycling	1	\$134.00
Water Supply - Connected	1	\$479.00
Wastewater - Connected	1	\$433.00
		\$3,889.86

Map



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