Property Details

Current Rating Year (2026/2027) Make a payment (/rates/properties/pay?valuation_id=2515017700)

Valuation No.	2515017700
Location	1 James Street
Legal Description	LOT 1 DP 486397
Certificate of Title	693430
Ward No.	7
Zone	1A
Use	21
Category	LI192
TORAS	111000
Property Area (hectares)	1.3442

Current Rating Valuation

As valued at 1 June 2025

Land Value	$290,000
Improvements Value	$410,000
Capital Value	**$700,000**
Nature of Improvements	DWG FG OBS OI (/rates/improvements)

Rates Information

Current Rating Year	2026/2027

Current Year Rates Instalments

Instalment 1.	$1,016.60
Instalment 2.	$1,016.50
Instalment 3.	$1,016.60
Instalment 4.	$1,016.50
Current Year's Rates	**$4,066.20**
Previous Year's Rates	$3,890.70

Rates for Current Year 2026/2027

Type	Description (Basis)	Factor	Rate	Estimated Amt
005	General Rate - Rural 1 (C)	700,000.00	0.05351	$374.60
010	Hook Waituna W/S - Domestic (U)	2,727.00	42.04	$1,146.40
021	Roading Targeted Rate -Rural 1 (C)	700,000.00	0.06395	$447.70
037	Waimate Event Centre - Rural (U)	1.00	56.60000	$56.60
047	Civil Defence Targeted Rate (C)	700,000.00	0.00465	$32.60
050	Civic Amenities Rate - Rural 1 (U)	1.00	1147.98000	$1,148.00
104	Ecan General Rate - Waimate (C)	700,000.00	0.03902	$273.10
106	Ecan Uniform Ann. Gen. Charge (U)	1.00	47.62	$47.60
129	ECan Air Quality - Waimate (C)	700,000.00	0.00066	$4.60
150	Ecan Works & Services -Waimate (C)	700,000.00	0.00240	$16.80
188	Ecan Pest Management Rates - LV (L)	290,000.00	0.00663	$19.20
189	Ecan Pest Management Rates - Ha (A)	1.3442	0.28000	$0.40
190	Ecan Civil Defence - Waimate (U)	1.00	16.28	$16.30
191	Ecan Public Transport Vehicle Trust (U)	1.00	1.84	$1.80
311	Waste - Voluntary Multi (U)	1.00	480.50000	$480.50
Total				**$4,066.20**

History

Year	Land Value	Capital Value	Annual Rates
2025/2026	$290,000	$680,000	$3,890.70
2024/2025	$290,000	$680,000	$3,590.30
2023/2024	$290,000	$680,000	$3,207.20
2022/2023	$135,000	$465,000	$2,873.00
2021/2022	$135,000	$465,000	$2,730.10
2020/2021	$135,000	$415,000	$2,417.30
2019/2020	$115,000	$385,000	$2,295.00

Year	Land Value	Capital Value	Annual Rates
2018/2019	$115,000	$385,000	$2,160.00
2017/2018	$115,000	$385,000	$2,076.50
2016/2017	$130,000	$385,000	$2,105.80