

Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Property Information

Property address	23 SWANNS ROAD, RICHMOND, CHRISTCHURCH
Legal description	Lot 1 DP 11185
Property area (hectares)	0.0579
Valuation number	22350 32100
Rating valuation current year – 2026/2027 <i>Used to calculate your rates from 1 July 2026 until 30 June 2027.</i> <i>Note: This is based on market conditions as at 1 August 2025.</i> <i>If your valuation is adjusted mid-year this may not adjust your rates until the following 1 July.</i>	
Land value	\$500,000
+ Value of improvements	\$10,000
= Capital value	\$510,000
Rates information	
Rate account number	73119246
Current rating year	2026/2027
Current year rates instalments	Instalment 1: \$841.49 Instalment 2: \$841.49 Instalment 3: \$841.49 Instalment 4: \$841.80
Current year's rates	\$3,366.27
Latest rating valuation for next year – 2027/2028 <i>This will be used to calculate your rates from 1 July 2027. Note: This is based on market conditions as at 1 August 2025.</i> <i>The next city-wide revaluation will be applied from 1 July 2029.</i>	
Land value	\$500,000
+ Value of improvements	\$10,000
= Capital value	\$510,000
Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.	