

## Property Information

<b>Property address</b>	3/417 WORCESTER STREET, LINWOOD, CHRISTCHURCH
<b>Legal description</b>	Flat 3 DP 33023 on Lot 2 DP 4792 having share in 857 m2
<b>Property area (hectares)</b>	0.0000
<b>Valuation number</b>	22420 63700 C

### Latest rating valuation for next year – 2026/2027

*This will be used to calculate your rates from 1 July 2026.*

*Note: This is based on market conditions as at 1 August 2025.*

Land value	\$240,000
+ Value of improvements	\$110,000
<b>= Capital value</b>	<b>\$350,000</b>

### Rating valuation current year – 2025/2026

*Used to calculate your rates from 1 July 2025 until  
30 June 2026.*

*Note: This is based on market conditions as at 1  
August 2022. If your valuation is adjusted mid-year  
this may not adjust your rates until the following 1  
July.*

Land value	\$220,000
+ Value of improvements	\$145,000
<b>= Capital value</b>	<b>\$365,000</b>

## Rates information

<b>Rate account number</b>	73009617
<b>Current rating year</b>	2025/2026
<b>Current year rates instalments</b>	Instalment 1: \$609.49 Instalment 2: \$609.49

Instalment 3: \$609.49

Instalment 4: \$609.74

---

**Current year's rates**

\$2,438.21

---

**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.