

Property Information

Property address	4/417 WORCESTER STREET, LINWOOD, CHRISTCHURCH
Legal description	Flat 4 DP 33023 on Lot 2 DP 4792 having share in 857 m2
Property area (hectares)	0.0000
Valuation number	22420 63700 D

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	\$260,000
+ Value of improvements	\$95,000
= Capital value	\$355,000

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	\$235,000
+ Value of improvements	\$135,000
= Capital value	\$370,000

Rates information

Rate account number	73009622
Current rating year	2025/2026
Current year rates	Instalment 1: \$616.29

instalments	Instalment 2: \$616.29
	Instalment 3: \$616.29
	Instalment 4: \$616.55
Current year's rates	\$2,465.42
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.	

If you're having trouble finding a unit or flat, try the advanced search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

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- ☐ **Update your rates postal address**
- ☐ **How your valuation is assessed**
- ☐ **Objecting to your valuation**
- ☐ **Changing your valuation**
- ☐ **Due dates for instalments**

What you get for your rates

It may not be obvious, but we spend your rates in all sorts of ways that touch on almost everything you do. Your average day may not be quite as busy as this, but in a nutshell, here's what you get for your rates in Christchurch. All figures are for the 2023/2024 financial year. [More details.](#)