

Property Information

Property address	31 TODD AVENUE, BISHOPDALE, CHRISTCHURCH
Legal description	Lot 8 DP 22988
Property area (hectares)	0.0607
Valuation number	21913 08900

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	\$470,000
+ Value of improvements	\$260,000
= Capital value	\$730,000

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	\$445,000
+ Value of improvements	\$295,000
= Capital value	\$740,000

Rates information

Rate account number	73140557
Current rating year	2025/2026
Current year rates instalments	Instalment 1: \$1,119.53 Instalment 2: \$1,119.53 Instalment 3: \$1,119.53 Instalment 4: \$1,119.83
Current year's rates	\$4,478.42

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.