

Current Rating Year (2026/2027)

Valuation No.	0122183718
Location	12 Devon Street, Mangawhai
Legal Description	LOT 4 DP 348507
Certificate of Title	198947
Property Area (hectares)	0.0709

Current Rating Valuation

As valued at 1 September 2023

Land Value	\$500,000
Improvements Value	\$650,000
Capital Value	\$1,150,000
Nature of Improvements	DWG OI

Rates Information

Current Rating Year 2026/2027

Current Year Rates Instalments

Instalment 1.	\$1,208.95
Instalment 2.	\$1,208.95
Instalment 3.	\$1,208.95
Instalment 4.	\$1,208.94
Current Year's Rates	\$4,835.79
Previous Year's Rates	\$4,674.58

Rates for Current Year 2026/2027

Type	Description (Basis)	Factor	Rate	Estimated Amt
002	Uniform Annual General Charge (U)	1.00	725.00	\$725.00
012	Mangawhai Stormwater (L)	500,000.00	0.0007140	\$357.00
081	Mangawhai Harbour Restoration (MHR) (U)	1.00	80.00	\$80.00
201	Mangawhai Wastewater Connected (U)	1.00	1435.93	\$1,435.93
233	General Rate Residential & Small Sized Lifestyle (L)	500,000.00	0.0023823	\$1,191.15
238	Parks and Libraries Targeted Rate (U)	1.00	367.65	\$367.65
242	Museums Targeted Rate (U)	1.00	14.00	\$14.00
250	NRC Targeted Council Services Rate (U)	1.00	249.11	\$249.11
253	NRC Pest Management Rate (U)	1.00	129.34	\$129.34
254	NRC Targeted Flood Infrastructure Rate (U)	1.00	43.11	\$43.11
255	NRC Targeted Emergency and Hazard Management Rate (U)	1.00	68.37	\$68.37
256	NRC Targeted Regional Rescue Services Rate (U)	1.00	11.09	\$11.09
257	NRC Targeted Regional Sporting Facilities Rate (U)	1.00	7.94	\$7.94
259	NRC Targeted Land and Freshwater Management Rate (L)	500,000.00	0.0002773	\$138.65
260	NRC Targeted Regional Economic Development Rate (L)	500,000.00	0.0000349	\$17.45
Estimated Total				\$4,835.79

History

Year	Land Value	Capital Value	Annual Rates
2025/2026	\$500,000	\$1,150,000	\$4,674.58
2024/2025	\$500,000	\$1,150,000	\$4,423.86
2023/2024	\$360,000	\$810,000	\$4,135.53
2022/2023	\$360,000	\$810,000	\$3,861.81
2021/2022	\$360,000	\$810,000	\$3,591.13
2020/2021	\$320,000	\$690,000	\$11,393.25
2019/2020	\$320,000	\$690,000	\$4,251.58
2018/2019	\$320,000	\$690,000	\$4,099.36
2017/2018	\$165,000	\$430,000	\$3,474.97
2016/2017	\$165,000	\$430,000	\$3,423.64

Property Revaluation

In communication with the Valuer General's office these dates are scheduled for the Kaipara District:

- Effective date of valuation: 01/09/2023
- Revaluation certified: 19/01/2024
- Date of implementation: 20/01/2024
- Date of public notice: 08/01/2024 ([Northern Advocate](#))
- Owners notices posted: 31/01/2024
- Last day for objections: 07/03/2024

For more information about revaluations, read our [frequently asked questions](#) (PDF 91KB).