



Notice of rating valuation

Balmoral Trust
Leslie James Day
6 Limes Avenue
Christchurch 8083

Please quote valuation reference

21852-77278

in all correspondence

We've issued this notice as a result of a **General Revaluation** by Quotable Value Limited (QV) on behalf of Christchurch City Council. If you wish to discuss this rating valuation, please call QV toll free on 0800 787 284.

This notice details information on your property that's contained in Christchurch City Council's district valuation roll, including your new land value and capital value. Most rates are based on capital value, and we'll use this information for rating purposes from 1 July 2023.

Rating unit value (as at 1 August 2022, the revaluation date used across Christchurch city)

Land value	\$440,000
Value of improvements	\$360,000
Capital value	\$800,000

Rating unit details for	6 Limes Avenue, Burwood
Ratepayers name(s)	Balmoral Trust, Leslie James Day and Avon Trustees Limited
Nature of improvements	Dwelling, Other Improvements
Area of land	0.0489 hectares
Legal description	Lot 9 DP 312984
Certificate(s) of title	51138

An owner or ratepayer (if they're different) may object to any information contained in a notice of valuation. You must lodge any objection **no later than 16 March 2023**. You can do this online on QV's website at ratingvalues.co.nz. See over the page for other ways to object.

If your property still has significant unrepaired earthquake damage, or repair work that you consider has not been adequately assessed in your 2022 valuation, please include details of this damage or repair in your objection.

Capital value is the assessment of the property's market value if it was sold on 1 August 2022. It does not include chattels, dairy company shares, stock, crops, machinery or trees. In Christchurch, the capital value is the most important value for rating purposes, since most rates are based on the capital value.

Land value is the price a buyer would have been likely to pay for the bare land on 1 August 2022.

Value of improvements is the difference between capital value and the land value.