

Revaluation Objection Report

33A Levley Lane, Katikati
Western Bay Of Plenty District



Objection Details	Objector	Celeste Foreman
	Reason for Objection	Capital Value Too Low
	Objection Type	Revision - 2025

Objection Outcome A registered valuer acting on behalf of Western Bay Of Plenty District Council, has reviewed the objection for the above property on the 03/06/2026 and considered the market evidence available as at the date of valuation.

The objection review process has now been completed, and a decision has been made to alter the valuation as shown below:

Adopted Rating Values	Capital Value	\$700,000
	Land Value	\$335,000
	Value of Improvements	\$365,000
	Effective Date	01/08/2025
	Valuation Reference	6816/18702

Rating valuations are usually carried out on all New Zealand properties every three years. They are just one of a number of factors that councils use to allocate rates. They reflect the likely selling price of a property at the effective revaluation date, not including chattels (e.g. curtains and appliances), and are not designed to be used for raising finance or as insurance valuations.

Property Details

33A Levley Lane, Katikati
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Property Description

This is a built circa 2022 brick and steel dwelling on a 376sqm rear site. The dwelling offers an open plan living/dining/kitchen area, 3 beds and 2 baths accommodation. Modern and as new condition. 2 off street parking.

Improvements

 110 m ²	 3
 2	 2
 0	 2

Type of Property:	Dwelling
Units of Use:	1
Estimated Year of Construction:	2022
Total Floor Area:	110 m ²
Total Living Area:	110 m ²
Wall Construction and Condition:	Brick, Good
Roof Construction and Condition:	Steel/Galvanised Iron, Good
Garages - Under Main Roof:	0
Garages - Freestanding:	0
Carparks including garaging:	2

Land

Site Area:	376 m ²
Contour:	Level
Outlook:	No appreciable view
Access:	Drive on access
Zoning:	9A - Residential
Maori Land:	No
Land Use:	Single Unit excluding Bach

Title Summary

Record of Title:	731159
Legal Description:	Lot 2 Deposited Plan 496494
Land Area:	0.0376 Ha
Tenure:	Fee Simple

Comparable Sales

33A Levley Lane, Katikati
Western Bay Of Plenty District



Market Evidence Capital Value

In order to assess the rating valuation at 01/08/2025 we have considered a number of sales, comparing these to the subject property. We summarise some key ones as follows:



2 Opou Place, Katikati		Net Sale Price	\$615,000
House Type:	Dwelling	Sale Date:	Jul 2025
Year Built:	2022	Floor Area m ² :	118 m ²
Cladding:	Mixed Material	Land Area m ² :	350 m ²
Garaging:	Single attached	Comparability:	Inferior



33A Levley Lane, Katikati		Net Sale Price	\$669,000
House Type:	Dwelling	Sale Date:	Sep 2024
Year Built:	2022	Floor Area m ² :	110 m ²
Cladding:	Mixed Material	Land Area m ² :	376 m ²
Garaging:	-	Comparability:	Inferior

No Photo Available

1 Haiku Way, Katikati		Net Sale Price	\$682,000
House Type:	Dwelling	Sale Date:	Sep 2024
Year Built:	2024	Floor Area m ² :	120 m ²
Cladding:	Mixed Material	Land Area m ² :	261 m ²
Garaging:	Single attached	Comparability:	Inferior



6 Tamma Lane, Katikati		Net Sale Price	\$717,500
House Type:	Dwelling	Sale Date:	Jul 2025
Year Built:	2022	Floor Area m ² :	135 m ²
Cladding:	Mixed Material	Land Area m ² :	462 m ²
Garaging:	Single attached	Comparability:	Superior



21A Park Road, Katikati		Net Sale Price	\$729,000
House Type:	Dwelling	Sale Date:	Sep 2025
Year Built:	2024	Floor Area m ² :	133 m ²
Cladding:	Brick	Land Area m ² :	456 m ²
Garaging:	Single attached	Comparability:	Superior



16 Eastbank Drive, Katikati		Net Sale Price	\$804,000
House Type:	Dwelling	Sale Date:	Jul 2025
Year Built:	2010	Floor Area m ² :	163 m ²
Cladding:	Mixed Material	Land Area m ² :	419 m ²
Garaging:	Double attached, Double freestanding	Comparability:	Superior

Terms and Conditions

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Function of Report	This assessment has been prepared to meet the requirements of the Rating Valuations Act 1998. The assessment contained in the Report is made exclusively for the addressee and the Local Authority. The report cannot be used for lending or any other purpose. Quotable Value Limited does not accept any responsibility or liability for loss should this assessment be used by any other party, or for any other purpose, or without regard to the limitations described below. Any decision on this property that is reliant on its value must take account of the limitations of this assessment. This Report has been completed for the purpose stated and does not fully comply with the New Zealand Institute of Valuers or the IVS standards for a market valuation. No responsibility is accepted in the event that this Report and estimate is used for any other purpose or by any other party than the parties to whom it is addressed. The assessment may not be relied on for any other purpose.
Type of Inspection	We have undertaken an onsite inspection with information provided that accompanies the objection. We have not researched or investigated issues that may affect the property such as the title, resource consent, Local Authority requirements, hazardous or noxious substances. We assume that there are no matters that will affect the value of the property however users of this assessment need to be aware that this may not be the case and that further enquiry could result in a significantly different value for the property.
Limitation on data used	The assessment is limited by the information available to us and its accuracy is not guaranteed. We have relied on this information and assume that it is accurate. The property information (e.g. owner, land area, legal description etc.) is extracted from our database and is not guaranteed as to accuracy, as changes may have taken place which we have not been advised of.
Publication	Neither the whole nor any part of this Report or any reference thereto may be published, included in any document, circular or referenced without our approval by Quotable Value Limited of the form and context in which it will appear. Our responsibility in connection to this valuation is limited solely to the addressee and the Local Authority to whom the valuation is addressed. No other party may rely on this valuation.
Town Planning and Resource Management	Zoning and Resource Management data has been obtained from publicly available sources such as Council website and printed material, or obtained verbally from Council staff. Where possible we have identified site contamination as indicated on Councils publicly available information. However, we recommend that zoning and specific site information should be verified by application to Council for the issue of a Land Information Memorandum
Land Information Memorandum	Our valuation is made on the basis that there is no outstanding requisition from the Local Authority in respect of the land or improvements and that the property complies with both the Building and Resource Management Acts. Should this not prove to be the case we reserve the right to reconsider the assessed Rating Value.
Information Supplied by Other Parties	Where it is stated in the report that information has been supplied to us by another party, this information is believed to be reliable but we can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from Local Government or other appropriate Government sources.
Land Survey	We have made no survey of the property and unless otherwise stated assume that all improvements lie within the title boundaries. No guarantee is given that the land is not subject to statutory rights not recorded on the relevant Record of Title and not apparent from normal inspection of the property. We assume no responsibility in connection with such foregoing matters.