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|------------------------------------|--|
| Valuation number | 0402123800A |
| Assessment number | 2308636 |
| Property location | 40 A Windsor Road Hamilton City |
| Land value (LV) | \$475,000.00 |
| Capital value (CV) | \$920,000.00 |
| Previous land value (LV) | \$0.00 |
| Previous capital value (CV) | \$0.00 |
| Area (Ha) | 0 |
| Property category | Residential-Dwelling-2010/2019-average |
| Improvements (KEY) | DWG OI |
| Legal property description | |
| Area 1 DP 441786 | |

Rates charges

If no information is displayed here and you require further detail, call Waikato Regional Council's freephone 0800 800 401 or email rates@waikatoregion.govt.nz.

| Rate description | Rate type | Rate factor | Factor | Value of factor | Rate amount (incl. GST) |
|--|---|-------------|--------|-----------------|-------------------------|
| Waikato-Waipā (Watershed) Cntral Waikato Mgmt Zone | Central Waikato Mgmt Zone (Hamilton CC) FltRate | 0.00001002 | CV | 920000 | \$9.22 |
| Total | | | | | \$9.22 |
| Waikato-Waipā (Watershed) Catchment | Contributor Urban FltRate | 0.00003307 | LV | 475000 | \$15.71 |
| Waikato-Waipā (Watershed) Catchment | Catchment Hamilton City FltRate | 0.0000182 | CV | 920000 | \$16.74 |
| Total | | | | | \$32.45 |
| Urban Public Transport | serviced by passenger transport network FltRate | 0.00020921 | CV | 920000 | \$192.47 |
| Urban Public Transport | indirect benefit FltRate | 0.00003562 | CV | 920000 | \$32.77 |
| Total | | | | | \$225.24 |
| Urban Public Transport Rail | rail (value based) FltRate | 0.00001088 | CV | 920000 | \$10.01 |
| Urban Public Transport Rail | rail (per property) UR | 20.00000916 | UR | 1 | \$20.00 |
| Total | | | | | \$30.01 |
| Uniform Annual General Charge | UAGC UR | 99.71544808 | UR | 1 | \$99.72 |
| Total | | | | | \$99.72 |

Regional Services

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|--------------------------------|--|-------------|----|--------|-----------------|
| Regional Services | UR | 3.68303104 | UR | 1 | \$3.68 |
| Total | | | | | \$3.68 |
| Regional Council General | Hamilton City FltRate | 0.00019592 | CV | 920000 | \$180.25 |
| Total | | | | | \$180.25 |
| Natural Heritage | Natural Heritage UR | 14.99999291 | UR | 1 | \$15.00 |
| Total | | | | | \$15.00 |
| Civil Defence & Emergency Mgmt | Civil Defence and Emergency Mgmt UR | 16.05929241 | UR | 1 | \$16.06 |
| Total | | | | | \$16.06 |
| Biosecurity | Pest Ctrl and Regional Biosec (Hamilton) FltRate | 0.00005366 | CV | 920000 | \$49.37 |
| Total | | | | | \$49.37 |
| Total Rates | | | | | \$661.00 |

User rating periods

| Rating period code | Rating period description | Rating period current |
|--------------------|---------------------------|-----------------------|
| Version6 | Adopted 2024-2025 | Yes |
| 2025 | 2024 - 2025 Rating Year | No |

Google maps

[Click here to view the property via Google Maps](#)