



# Toronto Property CVA Tax Assessment & Estimated Impact on 2006 Property Taxes

Ward 27 - North Rosedale

Compiled By:

Address	Roll Number	Tax Class	June-04	Jan-05	% Chng	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
1 DOUGLAS DR	190410135001000	Residential	\$1,772,000	\$2,016,000	13.8%	\$16,067	\$16,355	\$288	1.8%
3 DOUGLAS DR	190410135001100	Residential	\$1,016,000	\$1,218,000	19.9%	\$9,213	\$9,881	\$669	7.3%
4 DOUGLAS DR	190410134003300	Residential	\$2,071,000	\$2,561,000	23.7%	\$18,779	\$20,777	\$1,998	10.6%
5 DOUGLAS DR	190410135001200	Residential	\$2,197,000	\$2,537,000	15.5%	\$19,921	\$20,582	\$661	3.3%
6 DOUGLAS DR	190410134003200	Residential	\$921,000	\$1,229,000	33.4%	\$8,351	\$9,971	\$1,620	19.4%
9 DOUGLAS DR	190410135001300	Residential	\$1,150,000	\$1,379,000	19.9%	\$10,428	\$11,188	\$760	7.3%
10 DOUGLAS DR	190410134003100	Residential	\$1,247,000	\$1,451,000	16.4%	\$11,307	\$11,772	\$465	4.1%
14 DOUGLAS DR	190410134003000	Residential	\$1,120,000	\$1,279,000	14.2%	\$10,156	\$10,376	\$221	2.2%
15 DOUGLAS DR	190410135001400	Residential	\$1,761,000	\$2,046,000	16.2%	\$15,968	\$16,599	\$631	4.0%
17 DOUGLAS DR	190410135001500	Residential	\$1,708,000	\$2,009,000	17.6%	\$15,487	\$16,299	\$811	5.2%
18 DOUGLAS DR	190410134002900	Residential	\$1,242,000	\$1,430,000	15.1%	\$11,262	\$11,601	\$340	3.0%
21 DOUGLAS DR	190410135001600	Residential	\$1,567,000	\$1,792,000	14.4%	\$14,209	\$14,538	\$329	2.3%
22 DOUGLAS DR	190410134002800	Residential	\$1,159,000	\$1,369,000	18.1%	\$10,509	\$11,106	\$597	5.7%
23 DOUGLAS DR	190410135001700	Residential	\$1,358,000	\$1,593,000	17.3%	\$12,314	\$12,924	\$610	5.0%
26 DOUGLAS DR	190410134002700	Residential	\$1,311,000	\$1,510,000	15.2%	\$11,887	\$12,250	\$363	3.1%
27 DOUGLAS DR	190410135001800	Residential	\$1,177,000	\$1,365,000	16.0%	\$10,672	\$11,074	\$402	3.8%
28 DOUGLAS DR	190410134002600	Residential	\$2,129,000	\$2,571,000	20.8%	\$19,305	\$20,858	\$1,553	8.0%
31 DOUGLAS DR	190410135001900	Residential	\$1,480,000	\$2,031,000	37.2%	\$13,420	\$16,477	\$3,057	22.8%
32 DOUGLAS DR	190410134002500	Residential	\$1,610,000	\$1,982,000	23.1%	\$14,599	\$16,080	\$1,481	10.1%
35 DOUGLAS DR	190410135002000	Residential	\$2,047,000	\$2,382,000	16.4%	\$18,561	\$19,325	\$764	4.1%
36 DOUGLAS DR	190410134002400	Residential	\$1,194,000	\$1,551,000	29.9%	\$10,827	\$12,583	\$1,756	16.2%
39 DOUGLAS DR	190410135002100	Residential	\$1,472,000	\$1,774,000	20.5%	\$13,347	\$14,392	\$1,045	7.8%
40 DOUGLAS DR	190410134002300	Residential	\$1,286,000	\$1,501,000	16.7%	\$11,661	\$12,177	\$517	4.4%
43 DOUGLAS DR	190410135002200	Residential	\$1,366,000	\$1,634,000	19.6%	\$12,386	\$13,256	\$870	7.0%
44 DOUGLAS DR	190410134002200	Residential	\$1,292,000	\$1,495,000	15.7%	\$11,715	\$12,129	\$414	3.5%
47 DOUGLAS DR	190410135002300	Residential	\$1,773,000	\$2,095,000	18.2%	\$16,077	\$16,996	\$920	5.7%
48 DOUGLAS DR	190410134002100	Residential	\$1,288,000	\$1,572,000	22.0%	\$11,679	\$12,753	\$1,074	9.2%
51 DOUGLAS DR	190410135002400	Residential	\$1,595,000	\$1,868,000	17.1%	\$14,463	\$15,155	\$692	4.8%
52 DOUGLAS DR	190410134002000	Residential	\$1,380,000	\$1,522,000	10.3%	\$12,513	\$12,348	-\$165	-1.3%
55 DOUGLAS DR	190410135002500	Residential	\$1,721,000	\$2,043,000	18.7%	\$15,605	\$16,574	\$969	6.2%
56 DOUGLAS DR	190410134001900	Residential	\$1,291,000	\$1,517,000	17.5%	\$11,706	\$12,307	\$601	5.1%
59 DOUGLAS DR	190410135002600	Residential	\$1,581,000	\$1,881,000	19.0%	\$14,336	\$15,260	\$925	6.4%
60 DOUGLAS DR	190410134001800	Residential	\$1,535,000	\$2,095,000	36.5%	\$13,919	\$16,996	\$3,078	22.1%
65 DOUGLAS DR	190410135002700	Residential	\$1,645,000	\$2,045,000	24.3%	\$14,916	\$16,591	\$1,675	11.2%
68 DOUGLAS DR	190410133002400	Residential	\$1,696,000	\$1,982,000	16.9%	\$15,378	\$16,080	\$701	4.6%
69 DOUGLAS DR	190410135002800	Residential	\$1,911,000	\$2,288,000	19.7%	\$17,328	\$18,562	\$1,234	7.1%
72 DOUGLAS DR	190410133002300	Residential	\$1,701,000	\$2,023,000	18.9%	\$15,424	\$16,412	\$988	6.4%



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73 DOUGLAS DR	190410135002900	Residential	\$1,286,000	\$2,000,000	55.5%	\$11,661	\$16,226	\$4,565	39.1%
76 DOUGLAS DR	190410133002200	Residential	\$1,305,000	\$1,775,000	36.0%	\$11,833	\$14,400	\$2,567	21.7%
77 DOUGLAS DR	190410135003000	Residential	\$1,672,000	\$1,984,000	18.7%	\$15,161	\$16,096	\$935	6.2%
80 DOUGLAS DR	190410133002100	Residential	\$1,507,000	\$1,775,000	17.8%	\$13,665	\$14,400	\$736	5.4%
81 DOUGLAS DR	190410135003100	Residential	\$1,350,000	\$1,773,000	31.3%	\$12,241	\$14,384	\$2,143	17.5%
84 DOUGLAS DR	190410133002000	Residential	\$1,499,000	\$1,796,000	19.8%	\$13,592	\$14,571	\$979	7.2%
85 DOUGLAS DR	190410135003200	Residential	\$1,310,000	\$1,520,000	16.0%	\$11,878	\$12,331	\$453	3.8%
88 DOUGLAS DR	190410133001900	Residential	\$1,314,985	\$1,555,275	18.3%	\$11,924	\$12,618	\$694	5.8%
89 DOUGLAS DR	190410135003300	Residential	\$1,458,000	\$1,759,000	20.6%	\$13,220	\$14,270	\$1,050	7.9%
92 DOUGLAS DR	190410133001800	Residential	\$1,719,000	\$2,015,000	17.2%	\$15,587	\$16,347	\$760	4.9%
93 DOUGLAS DR	190410135003400	Residential	\$1,641,000	\$1,946,000	18.6%	\$14,880	\$15,788	\$908	6.1%
96 DOUGLAS DR	190410133001700	Residential	\$1,642,000	\$1,954,000	19.0%	\$14,889	\$15,852	\$964	6.5%
97 DOUGLAS DR	190410135003500	Residential	\$1,408,000	\$1,692,000	20.2%	\$12,767	\$13,727	\$960	7.5%
100 DOUGLAS DR	190410133001600	Residential	\$1,696,000	\$2,055,000	21.2%	\$15,378	\$16,672	\$1,293	8.4%
101 DOUGLAS DR	190410135003600	Residential	\$1,254,000	\$1,461,000	16.5%	\$11,371	\$11,853	\$482	4.2%
102 DOUGLAS DR	190410133001500	Residential	\$2,247,000	\$2,711,000	20.6%	\$20,375	\$21,994	\$1,619	7.9%
105 DOUGLAS DR	190410135003700	Residential	\$1,283,000	\$1,583,000	23.4%	\$11,634	\$12,843	\$1,209	10.4%
106 DOUGLAS DR	190410133001400	Residential	\$1,094,000	\$1,262,000	15.4%	\$9,920	\$10,238	\$319	3.2%
109 DOUGLAS DR	190410135003800	Residential	\$1,160,000	\$1,354,000	16.7%	\$10,518	\$10,985	\$467	4.4%
112 DOUGLAS DR	190410139005800	Residential	\$1,038,000	\$1,262,000	21.6%	\$9,412	\$10,238	\$826	8.8%
115 DOUGLAS DR	190410137000500	Residential	\$1,022,000	\$1,408,000	37.8%	\$9,267	\$11,423	\$2,156	23.3%
118 DOUGLAS DR	190410139005700	Residential	\$1,375,000	\$1,585,000	15.3%	\$12,468	\$12,859	\$391	3.1%
119 DOUGLAS DR	190410137000600	Residential	\$1,245,000	\$1,458,000	17.1%	\$11,289	\$11,828	\$540	4.8%
123 DOUGLAS DR	190410137000700	Residential	\$1,896,000	\$2,249,000	18.6%	\$17,192	\$18,246	\$1,054	6.1%
127 DOUGLAS DR	190410137000800	Residential	\$1,281,000	\$1,472,000	14.9%	\$11,615	\$11,942	\$327	2.8%
130 DOUGLAS DR	190410138003800	Residential	\$1,525,000	\$1,767,000	15.9%	\$13,828	\$14,335	\$507	3.7%
133 DOUGLAS DR	190410137000900	Residential	\$1,136,000	\$1,320,000	16.2%	\$10,301	\$10,709	\$408	4.0%
137 DOUGLAS DR	190410137001000	Residential	\$1,140,000	\$1,298,000	13.9%	\$10,337	\$10,530	\$194	1.9%
138 DOUGLAS DR	190410138003700	Residential	\$1,554,000	\$1,853,000	19.2%	\$14,091	\$15,033	\$942	6.7%
141 DOUGLAS DR	190410137001100	Residential	\$1,621,000	\$1,946,000	20.0%	\$14,698	\$15,788	\$1,089	7.4%
142 DOUGLAS DR	190410138003600	Residential	\$1,194,000	\$1,371,000	14.8%	\$10,827	\$11,123	\$296	2.7%
145 DOUGLAS DR	190410137001200	Residential	\$1,180,000	\$1,376,000	16.6%	\$10,700	\$11,163	\$464	4.3%
146 DOUGLAS DR	190410138003500	Residential	\$1,290,000	\$1,533,000	18.8%	\$11,697	\$12,437	\$740	6.3%
149 DOUGLAS DR	190410137001300	Residential	\$1,198,000	\$1,415,000	18.1%	\$10,863	\$11,480	\$617	5.7%
150 DOUGLAS DR	190410138003400	Residential	\$1,171,000	\$1,337,000	14.2%	\$10,618	\$10,847	\$229	2.2%
153 DOUGLAS DR	190410137001400	Residential	\$1,504,000	\$1,766,000	17.4%	\$13,637	\$14,327	\$690	5.1%
154 DOUGLAS DR	190410138003300	Residential	\$1,183,000	\$1,377,000	16.4%	\$10,727	\$11,171	\$445	4.1%



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157 DOUGLAS DR	190410137001500	Residential	\$1,048,000	\$1,439,000	37.3%	\$9,503	\$11,674	\$2,172	22.9%
158 DOUGLAS DR	190410138003200	Residential	\$1,071,000	\$1,228,000	14.7%	\$9,711	\$9,963	\$251	2.6%
161 DOUGLAS DR	190410137001600	Residential	\$1,444,000	\$1,644,000	13.9%	\$13,093	\$13,337	\$244	1.9%
162 DOUGLAS DR	190410138003100	Residential	\$945,000	\$1,084,000	14.7%	\$8,569	\$8,794	\$226	2.6%
163 DOUGLAS DR	190410137001700	Residential	\$1,010,000	\$1,299,000	28.6%	\$9,158	\$10,539	\$1,380	15.1%
166 DOUGLAS DR	190410138003000	Residential	\$1,419,000	\$1,620,000	14.2%	\$12,867	\$13,143	\$276	2.1%
167 DOUGLAS DR	190410137001800	Residential	\$1,547,000	\$1,831,000	18.4%	\$14,027	\$14,855	\$827	5.9%
170 DOUGLAS DR	190410138002900	Residential	\$1,191,000	\$1,390,000	16.7%	\$10,799	\$11,277	\$477	4.4%
171 DOUGLAS DR	190410137001900	Residential	\$1,814,000	\$2,113,000	16.5%	\$16,448	\$17,142	\$694	4.2%
174 DOUGLAS DR	190410138002800	Residential	\$1,461,000	\$1,665,000	14.0%	\$13,248	\$13,508	\$260	2.0%
175 DOUGLAS DR	190410137002000	Residential	\$912,000	\$1,067,000	17.0%	\$8,269	\$8,656	\$387	4.7%
178 DOUGLAS DR	190410138002700	Residential	\$1,923,000	\$2,202,000	14.5%	\$17,437	\$17,864	\$428	2.5%
179 DOUGLAS DR	190410137002100	Residential	\$1,143,000	\$1,336,000	16.9%	\$10,364	\$10,839	\$475	4.6%
182 DOUGLAS DR	190410138002600	Residential	\$1,345,000	\$1,549,000	15.2%	\$12,196	\$12,567	\$371	3.0%
183 DOUGLAS DR	190410137002200	Residential	\$1,358,000	\$1,590,000	17.1%	\$12,314	\$12,899	\$586	4.8%
186 DOUGLAS DR	190410138002500	Residential	\$1,300,000	\$1,481,000	13.9%	\$11,788	\$12,015	\$227	1.9%
187 DOUGLAS DR	190410137002300	Residential	\$1,891,000	\$2,136,000	13.0%	\$17,147	\$17,329	\$182	1.1%
190 DOUGLAS DR	190410138002400	Residential	\$1,066,000	\$1,207,000	13.2%	\$9,666	\$9,792	\$126	1.3%
191 DOUGLAS DR	190410137002400	Residential	\$1,678,000	\$2,046,000	21.9%	\$15,215	\$16,599	\$1,384	9.1%
195 DOUGLAS DR	190410137002500	Residential	\$1,791,000	\$2,095,000	17.0%	\$16,240	\$16,996	\$757	4.7%
199 DOUGLAS DR	190410137002600	Residential	\$2,059,000	\$2,077,000	0.9%	\$18,670	\$16,850	-\$1,820	-9.7%
200 DOUGLAS DR	190410139002800	Residential	\$916,000	\$1,180,000	28.8%	\$8,306	\$9,573	\$1,267	15.3%
203 DOUGLAS DR	190410137002700	Residential	\$1,647,000	\$1,910,000	16.0%	\$14,934	\$15,495	\$561	3.8%
204 DOUGLAS DR	190410139002700	Residential	\$882,000	\$1,006,000	14.1%	\$7,997	\$8,161	\$164	2.1%
208 DOUGLAS DR	190410139002600	Residential	\$882,000	\$1,003,000	13.7%	\$7,997	\$8,137	\$140	1.7%
210 DOUGLAS DR	190410139002500	Residential	\$968,000	\$1,165,000	20.4%	\$8,777	\$9,451	\$674	7.7%
219 DOUGLAS DR	190410145006100	Residential	\$1,299,000	\$1,533,000	18.0%	\$11,779	\$12,437	\$658	5.6%
220 DOUGLAS DR	190410146002600	Residential	\$1,447,000	\$1,695,000	17.1%	\$13,121	\$13,751	\$631	4.8%
222 DOUGLAS DR	190410146002500	Residential	\$1,005,000	\$1,186,000	18.0%	\$9,113	\$9,622	\$509	5.6%
224 DOUGLAS DR	190410146002400	Residential	\$1,573,000	\$1,802,000	14.6%	\$14,263	\$14,619	\$356	2.5%
225 DOUGLAS DR	190410145006200	Residential	\$1,464,000	\$1,741,000	18.9%	\$13,275	\$14,124	\$850	6.4%
228 DOUGLAS DR	190410146002300	Residential	\$1,228,000	\$1,699,000	38.4%	\$11,135	\$13,784	\$2,649	23.8%
229 DOUGLAS DR	190410145006300	Residential	\$1,686,000	\$1,975,000	17.1%	\$15,288	\$16,023	\$735	4.8%
232 DOUGLAS DR	190410146002200	Residential	\$1,258,000	\$1,610,000	28.0%	\$11,407	\$13,062	\$1,655	14.5%
233 DOUGLAS DR	190410145006400	Residential	\$3,644,000	\$4,329,000	18.8%	\$33,042	\$35,120	\$2,079	6.3%
236 DOUGLAS DR	190410146002100	Residential	\$1,584,000	\$1,840,000	16.2%	\$14,363	\$14,928	\$565	3.9%
238 DOUGLAS DR	190410146002000	Residential	\$2,630,000	\$2,883,000	9.6%	\$23,847	\$23,389	-\$458	-1.9%



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250 DOUGLAS DR	190410146001900	Residential	\$1,768,000	\$2,197,000	24.3%	\$16,031	\$17,824	\$1,793	11.2%
260 DOUGLAS DR	190410146001800	Residential	\$2,253,000	\$2,588,000	14.9%	\$20,429	\$20,996	\$567	2.8%
266 DOUGLAS DR	190410146001700	Residential	\$1,952,000	\$2,322,000	19.0%	\$17,700	\$18,838	\$1,138	6.4%
270 DOUGLAS DR	190410146001600	Residential	\$1,228,000	\$1,450,000	18.1%	\$11,135	\$11,764	\$629	5.6%
274 DOUGLAS DR	190410146001500	Residential	\$1,023,000	\$1,206,000	17.9%	\$9,276	\$9,784	\$508	5.5%
278 DOUGLAS DR	190410146001400	Residential	\$805,000	\$1,007,000	25.1%	\$7,299	\$8,170	\$870	11.9%
288 DOUGLAS DR	190410142003500	Residential	\$898,000	\$1,114,000	24.1%	\$8,143	\$9,038	\$895	11.0%
290 DOUGLAS DR	190410142003400	Residential	\$689,000	\$872,000	26.6%	\$6,247	\$7,074	\$827	13.2%
292 DOUGLAS DR	190410142003300	Residential	\$717,000	\$897,000	25.1%	\$6,501	\$7,277	\$776	11.9%
294 DOUGLAS DR	190410142003200	Residential	\$706,000	\$890,000	26.1%	\$6,402	\$7,220	\$819	12.8%
296 DOUGLAS DR	190410142003100	Residential	\$1,289,000	\$1,592,000	23.5%	\$11,688	\$12,916	\$1,228	10.5%
298 DOUGLAS DR	190410142003000	Residential	\$999,000	\$1,209,000	21.0%	\$9,058	\$9,808	\$750	8.3%
300 DOUGLAS DR	190410142002900	Residential	\$723,000	\$939,000	29.9%	\$6,556	\$7,618	\$1,062	16.2%
310 DOUGLAS DR	190410143004700	Residential	\$588,000	\$748,000	27.2%	\$5,332	\$6,068	\$737	13.8%
312 DOUGLAS DR	190410143004600	Residential	\$671,000	\$842,000	25.5%	\$6,084	\$6,831	\$747	12.3%
314 DOUGLAS DR	190410143004500	Residential	\$687,000	\$869,000	26.5%	\$6,229	\$7,050	\$821	13.2%
316 DOUGLAS DR	190410143004400	Residential	\$772,000	\$933,000	20.9%	\$7,000	\$7,569	\$569	8.1%
318 DOUGLAS DR	190410143004300	Residential	\$565,000	\$723,000	28.0%	\$5,123	\$5,866	\$742	14.5%
336 DOUGLAS DR	190410145006800	Residential	\$851,000	\$1,055,000	24.0%	\$7,716	\$8,559	\$843	10.9%
338 DOUGLAS DR	190410145006700	Residential	\$4,541,000	\$4,727,000	4.1%	\$41,175	\$38,349	<b>-\$2,826</b>	<b>-6.9%</b>
<b>Totals</b>			<b>\$184,422,985</b>	<b>\$219,235,275</b>		<b>\$1,672,253</b>	<b>\$1,778,611</b>	<b>\$106,372</b>	
<b>Average</b>			<b>\$1,407,809</b>	<b>\$1,673,552</b>	<b>19.73%</b>	<b>\$12,765</b>	<b>\$13,577</b>	<b>\$812</b>	<b>7.12%</b>