



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 in CVA	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
2 EDGAR AVE	190410137005300	Residential	\$1,107,000	\$1,285,000	16.1%	\$10,038	\$10,425	\$387	3.9%
3 EDGAR AVE	190410136000600	Residential	\$1,080,000	\$1,382,000	28.0%	\$9,793	\$11,212	\$1,419	14.5%
4 EDGAR AVE	190410137005200	Residential	\$1,680,000	\$1,974,000	17.5%	\$15,233	\$16,015	\$781	5.1%
5 EDGAR AVE	190410136000700	Residential	\$1,208,000	\$1,418,000	17.4%	\$10,953	\$11,504	\$550	5.0%
6 EDGAR AVE	190410137005100	Residential	\$1,027,000	\$1,694,000	64.9%	\$9,312	\$13,743	\$4,431	47.6%
7 EDGAR AVE	190410136000800	Residential	\$1,247,000	\$1,452,000	16.4%	\$11,307	\$11,780	\$473	4.2%
8 EDGAR AVE	190410137005000	Residential	\$1,337,000	\$1,725,000	29.0%	\$12,123	\$13,995	\$1,871	15.4%
9 EDGAR AVE	190410136000900	Residential	\$1,807,000	\$2,065,000	14.3%	\$16,385	\$16,753	\$368	2.2%
10 EDGAR AVE	190410137004900	Residential	\$1,289,000	\$1,463,000	13.5%	\$11,688	\$11,869	\$181	1.5%
11 EDGAR AVE	190410136001000	Residential	\$1,305,000	\$1,485,000	13.8%	\$11,833	\$12,048	\$215	1.8%
12 EDGAR AVE	190410137004800	Residential	\$2,510,000	\$2,779,000	10.7%	\$22,759	\$22,545	-\$214	-0.9%
15 EDGAR AVE	190410136001100	Residential	\$1,307,000	\$1,729,000	32.3%	\$11,851	\$14,027	\$2,176	18.4%
16 EDGAR AVE	190410137004700	Residential	\$1,535,000	\$1,842,000	20.0%	\$13,919	\$14,944	\$1,025	7.4%
17 EDGAR AVE	190410136001200	Residential	\$1,301,000	\$1,470,000	13.0%	\$11,797	\$11,926	\$129	1.1%
19 EDGAR AVE	190410136001300	Residential	\$1,197,000	\$1,385,000	15.7%	\$10,854	\$11,236	\$383	3.5%
20 EDGAR AVE	190410137004600	Residential	\$1,803,000	\$2,043,000	13.3%	\$16,349	\$16,574	\$226	1.4%
21 EDGAR AVE	190410136001400	Residential	\$1,278,000	\$1,455,000	13.8%	\$11,588	\$11,804	\$216	1.9%
22 EDGAR AVE	190410137004500	Residential	\$2,875,000	\$3,267,000	13.6%	\$26,069	\$26,505	\$436	1.7%
23 EDGAR AVE	190410136001500	Residential	\$1,663,000	\$1,967,000	18.3%	\$15,079	\$15,958	\$879	5.8%
25 EDGAR AVE	190410136001600	Residential	\$1,566,000	\$1,806,000	15.3%	\$14,200	\$14,652	\$452	3.2%
26 EDGAR AVE	190410137004400	Residential	\$2,269,000	\$2,521,000	11.1%	\$20,574	\$20,452	-\$122	-0.6%
27 EDGAR AVE	190410136001700	Residential	\$1,620,000	\$1,814,000	12.0%	\$14,689	\$14,717	\$27	0.2%
28 EDGAR AVE	190410137004300	Residential	\$1,866,000	\$2,107,000	12.9%	\$16,920	\$17,094	\$174	1.0%
29 EDGAR AVE	190410136001800	Residential	\$1,763,000	\$2,073,000	17.6%	\$15,986	\$16,818	\$832	5.2%
30 EDGAR AVE	190410137004200	Residential	\$2,064,000	\$2,571,000	24.6%	\$18,715	\$20,858	\$2,143	11.4%
31 EDGAR AVE	190410136001900	Residential	\$1,288,000	\$1,541,000	19.6%	\$11,679	\$12,502	\$823	7.0%
34 EDGAR AVE	190410137004100	Residential	\$1,590,000	\$1,838,000	15.6%	\$14,417	\$14,911	\$494	3.4%
36 EDGAR AVE	190410137004000	Residential	\$2,262,000	\$2,576,000	13.9%	\$20,511	\$20,899	\$388	1.9%
38 EDGAR AVE	190410137003900	Residential	\$1,810,000	\$2,107,000	16.4%	\$16,412	\$17,094	\$682	4.2%
40 EDGAR AVE	190410137003800	Residential	\$2,927,000	\$3,242,000	10.8%	\$26,540	\$26,302	-\$239	-0.9%
Totals			\$49,581,000	\$58,076,000		\$449,573	\$471,162	\$21,586	
Average			\$1,652,700	\$1,935,867	18.4%	\$14,986	\$15,705	\$720	5.92%