



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
3 ASTLEY AVE	190410145006900	Residential	\$864,000	\$1,070,000	23.8%	\$7,834	\$8,681	\$846	10.8%
4 ASTLEY AVE	190410143004200	Residential	\$489,000	\$639,000	30.7%	\$4,434	\$5,184	\$750	16.9%
5 ASTLEY AVE	190410145007000	Residential	\$538,000	\$693,000	28.8%	\$4,878	\$5,622	\$744	15.2%
6 ASTLEY AVE	190410143004100	Residential	\$474,000	\$613,000	29.3%	\$4,298	\$4,973	\$675	15.7%
7 ASTLEY AVE	190410145007100	Residential	\$519,000	\$657,000	26.6%	\$4,706	\$5,330	\$624	13.3%
8 ASTLEY AVE	190410143004000	Residential	\$497,000	\$626,000	26.0%	\$4,507	\$5,079	\$572	12.7%
9 ASTLEY AVE	190410145007200	Residential	\$1,021,000	\$1,231,000	20.6%	\$9,258	\$9,987	\$729	7.9%
10 ASTLEY AVE	190410143003900	Residential	\$577,000	\$732,000	26.9%	\$5,232	\$5,939	\$707	13.5%
11 ASTLEY AVE	190410145007300	Residential	\$752,000	\$931,000	23.8%	\$6,819	\$7,553	\$734	10.8%
12 ASTLEY AVE	190410143003800	Residential	\$702,000	\$883,000	25.8%	\$6,365	\$7,164	\$798	12.5%
15 ASTLEY AVE	190410145007400	Residential	\$1,575,000	\$1,954,000	24.1%	\$14,281	\$15,852	\$1,571	11.0%
16 ASTLEY AVE	190410143003700	Residential	\$743,000	\$947,000	27.5%	\$6,737	\$7,683	\$946	14.0%
18 ASTLEY AVE	190410143003600	Residential	\$611,000	\$764,000	25.0%	\$5,540	\$6,198	\$658	11.9%
20 ASTLEY AVE	190410143003500	Residential	\$610,000	\$756,000	23.9%	\$5,531	\$6,133	\$602	10.9%
21 ASTLEY AVE	190410145007500	Residential	\$1,479,000	\$1,809,000	22.3%	\$13,411	\$14,676	\$1,265	9.4%
22 ASTLEY AVE	190410143003400	Residential	\$598,000	\$745,000	24.6%	\$5,422	\$6,044	\$622	11.5%
24 ASTLEY AVE	190410143003300	Residential	\$589,000	\$719,000	22.1%	\$5,341	\$5,833	\$492	9.2%
25 ASTLEY AVE	190410145007600	Residential	\$910,000	\$1,125,000	23.6%	\$8,251	\$9,127	\$876	10.6%
27 ASTLEY AVE	190410145007700	Residential	\$537,000	\$676,000	25.9%	\$4,869	\$5,484	\$615	12.6%
28 ASTLEY AVE	190410143003200	Residential	\$575,000	\$710,000	23.5%	\$5,214	\$5,760	\$546	10.5%
29 ASTLEY AVE	190410145007800	Residential	\$624,000	\$788,000	26.3%	\$5,658	\$6,393	\$735	13.0%
30 ASTLEY AVE	190410143003100	Residential	\$597,000	\$797,000	33.5%	\$5,413	\$6,466	\$1,053	19.4%
32 ASTLEY AVE	190410143003000	Residential	\$570,000	\$727,000	27.5%	\$5,168	\$5,898	\$730	14.1%
33 ASTLEY AVE	190410145007900	Residential	\$1,021,000	\$1,316,000	28.9%	\$9,258	\$10,676	\$1,419	15.3%
34 ASTLEY AVE	190410143002900	Residential	\$472,000	\$588,000	24.6%	\$4,280	\$4,770	\$490	11.5%
35 ASTLEY AVE	190410145008000	Residential	\$537,000	\$708,000	31.8%	\$4,869	\$5,744	\$875	18.0%
36 ASTLEY AVE	190410143002800	Residential	\$434,000	\$538,000	24.0%	\$3,935	\$4,365	\$429	10.9%
38 ASTLEY AVE	190410143002700	Residential	\$924,000	\$1,181,000	27.8%	\$8,378	\$9,581	\$1,203	14.4%
44 ASTLEY AVE	190410143002600	Residential	\$868,000	\$1,096,000	26.3%	\$7,871	\$8,892	\$1,021	13.0%
47 ASTLEY AVE	190410144000100	Residential	\$663,000	\$855,000	29.0%	\$6,012	\$6,936	\$925	15.4%
49 ASTLEY AVE	190410144000200	Residential	\$584,000	\$739,000	26.5%	\$5,295	\$5,995	\$700	13.2%
50 ASTLEY AVE	190410143002500	Residential	\$415,000	\$517,000	24.6%	\$3,763	\$4,194	\$431	11.5%
51 ASTLEY AVE	190410144000300	Residential	\$561,000	\$725,000	29.2%	\$5,087	\$5,882	\$795	15.6%
53 ASTLEY AVE	190410144000400	Residential	\$590,000	\$761,000	29.0%	\$5,350	\$6,174	\$824	15.4%
54 ASTLEY AVE	190410143002400	Residential	\$397,000	\$500,000	25.9%	\$3,600	\$4,056	\$457	12.7%
55 ASTLEY AVE	190410144000500	Residential	\$585,000	\$755,000	29.1%	\$5,304	\$6,125	\$821	15.5%
57 ASTLEY AVE	190410144000600	Residential	\$648,000	\$814,000	25.6%	\$5,876	\$6,604	\$728	12.4%
58 ASTLEY AVE	190410143002300	Residential	\$558,000	\$756,000	35.5%	\$5,060	\$6,133	\$1,074	21.2%



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59 ASTLEY AVE	190410144000700	Residential	\$727,000	\$911,000	25.3%	\$6,592	\$7,391	\$799	12.1%
61 ASTLEY AVE	190410144000800	Residential	\$468,000	\$604,000	29.1%	\$4,244	\$4,900	\$657	15.5%
62 ASTLEY AVE	190410143002200	Residential	\$688,000	\$840,000	22.1%	\$6,238	\$6,815	\$576	9.2%
63 ASTLEY AVE	190410144001000	Residential	\$580,000	\$740,000	27.6%	\$5,259	\$6,003	\$744	14.2%
64 ASTLEY AVE	190410143002100	Residential	\$603,000	\$803,000	33.2%	\$5,468	\$6,515	\$1,047	19.1%
65 ASTLEY AVE	190410144001200	Residential	\$667,000	\$836,000	25.3%	\$6,048	\$6,782	\$734	12.1%
67 ASTLEY AVE	190410144001300	Residential	\$699,000	\$879,000	25.8%	\$6,338	\$7,131	\$793	12.5%
69 ASTLEY AVE	190410144001500	Residential	\$970,000	\$1,229,000	26.7%	\$8,795	9,971	\$1,175	13.4%
71 ASTLEY AVE	190410144001700	Residential	\$894,000	\$1,138,000	27.3%	\$8,106	\$9,232	\$1,126	13.9%
73 ASTLEY AVE	190410144002000	Residential	\$892,000	\$1,144,000	28.3%	\$8,088	\$9,281	\$1,193	14.7%
75 ASTLEY AVE	190410144002200	Residential	\$458,000	\$606,000	32.3%	\$4,153	\$4,916	\$763	18.4%
77 ASTLEY AVE	190410144002300	Residential	\$494,000	\$701,000	41.9%	\$4,479	\$5,687	\$1,208	27.0%
Totals			\$33,848,000	\$42,872,000		\$306,913	\$347,810	\$40,897	
Average			\$676,960	\$857,440	27%	\$6,138	\$6,956	\$818	14%



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1 BEAUMONT RD	190410145001500	Residential	\$1,341,000	\$1,523,000	13.6%	\$12,159	\$12,356	\$196	1.6%
2 BEAUMONT RD	190410145001400	Residential	\$3,562,000	\$3,803,000	6.8%	\$32,298	\$30,853	-\$1,445	-4.5%
3 BEAUMONT RD	190410145001300	Residential	\$4,230,000	\$4,539,000	7.3%	\$38,355	\$36,824	-\$1,531	-4.0%
4 BEAUMONT RD	190410145001200	Residential	\$4,834,000	\$5,036,000	4.2%	\$43,832	\$40,856	-\$2,976	-6.8%
5 BEAUMONT RD	190410145001100	Residential	\$3,749,000	\$4,133,000	10.2%	\$33,994	\$33,530	-\$464	-1.4%
6A BEAUMONT	190410145000900	Residential	\$2,059,000	\$2,428,000	17.9%	\$18,670	\$19,698	\$1,028	5.5%
6 BEAUMONT RD	190410145001000	Residential	\$4,588,000	\$4,657,000	1.5%	\$41,601	\$37,781	-\$3,820	-9.2%
7 BEAUMONT RD	190410145000800	Residential	\$3,170,000	\$3,453,000	8.9%	\$28,744	\$28,013	-\$730	-2.5%
8 BEAUMONT RD	190410145000700	Residential	\$4,986,000	\$5,349,000	7.3%	\$45,210	\$43,395	-\$1,815	-4.0%
9 BEAUMONT RD	190410145000400	Residential	\$4,028,000	\$4,839,000	20.1%	\$36,524	\$39,258	\$2,734	7.5%
11 BEAUMONT	190410145000450	Residential	\$3,575,000	\$4,046,000	13.2%	\$32,416	\$32,824	\$408	1.3%
14 BEAUMONT	190410145000600	Residential	\$5,570,000	\$6,250,000	12.2%	\$50,506	\$50,705	\$199	0.4%
15 BEAUMONT	190410145000200	Residential	\$797,000	\$787,000	-1.3%	\$7,227	\$6,385	-\$842	-11.7%
Totals			\$46,489,000	\$50,843,000		\$421,536	\$412,478	-\$9,058	
Average			\$3,576,077	\$3,911,000	9.38%	\$32,426	\$31,729	-\$697	-2.14%



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5 BINSARTH RD	190410151000900	Residential	\$848,000	\$974,000	14.9%	\$7,689	Est. 2006	\$213	2.8%
7 BINSARTH RD	190410151001000	Residential	\$963,000	\$1,124,000	16.7%	\$8,732	\$9,119	\$387	4.4%
8 BINSARTH RD	190410148004200	Residential	\$1,530,000	\$1,868,000	22.1%	\$13,873	\$15,155	\$1,282	9.2%
9 BINSARTH RD	190410151001100	Residential	\$897,000	\$1,046,000	16.6%	\$8,133	\$8,486	\$352	4.3%
11 BINSARTH RD	190410151001200	Residential	\$915,000	\$1,028,000	12.3%	\$8,297	\$8,340	\$43	0.5%
12 BINSARTH RD	190410148004100	Residential	\$849,000	\$985,000	16.0%	\$7,698	\$7,991	\$293	3.8%
13 BINSARTH RD	190410151001300	Residential	\$1,110,000	\$1,236,000	11.4%	\$10,065	\$10,027	-\$37	-0.4%
14 BINSARTH RD	190410148004000	Residential	\$798,000	\$981,000	22.9%	\$7,236	\$7,959	\$723	10.0%
15 BINSARTH RD	190410151001400	Residential	\$789,000	\$856,000	8.5%	\$7,154	\$6,945	-\$210	-2.9%
16 BINSARTH RD	190410148003900	Residential	\$874,000	\$981,000	12.2%	\$7,925	\$7,959	\$34	0.4%
17 BINSARTH RD	190410151001500	Residential	\$864,000	\$944,000	9.3%	\$7,834	\$7,658	-\$176	-2.2%
18 BINSARTH RD	190410148003800	Residential	\$811,000	\$905,000	11.6%	\$7,354	\$7,342	-\$12	-0.2%
19 BINSARTH RD	190410151001600	Residential	\$804,000	\$941,000	17.0%	\$7,290	\$7,634	\$344	4.7%
20 BINSARTH RD	190410148003700	Residential	\$1,652,000	\$1,895,000	14.7%	\$14,979	\$15,374	\$394	2.6%
22 BINSARTH RD	190410148003600	Residential	\$1,740,000	\$2,220,000	27.6%	\$15,777	\$18,010	\$2,233	14.2%
24 BINSARTH RD	190410148003500	Residential	\$1,134,000	\$1,370,000	20.8%	\$10,282	\$11,115	\$832	8.1%
26 BINSARTH RD	190410148003400	Residential	\$1,524,000	\$2,226,000	46.1%	\$13,819	\$18,059	\$4,240	30.7%
29 BINSARTH RD	190410145002500	Residential	\$1,389,000	\$1,619,000	16.6%	\$12,595	\$13,135	\$540	4.3%
30 BINSARTH RD	190410148003300	Residential	\$1,914,000	\$2,138,000	11.7%	\$17,355	\$17,345	-\$10	-0.1%
32 BINSARTH RD	190410148003200	Residential	\$1,391,000	\$1,605,000	15.4%	\$12,613	\$13,021	\$408	3.2%
34 BINSARTH RD	190410148003100	Residential	\$961,000	\$1,085,000	12.9%	\$8,714	\$8,802	\$89	1.0%
35 BINSARTH RD	190410145002600	Residential	\$1,875,000	\$2,198,000	17.2%	\$17,001	\$17,832	\$830	4.9%
36 BINSARTH RD	190410148003000	Residential	\$957,000	\$1,068,000	11.6%	\$8,678	\$8,664	-\$13	-0.2%
38 BINSARTH RD	190410148002900	Residential	\$994,000	\$1,121,000	12.8%	\$9,013	\$9,094	\$81	0.9%
40 BINSARTH RD	190410148002800	Residential	\$693,000	\$775,000	11.8%	\$6,284	\$6,287	\$4	0.1%
41 BINSARTH RD	190410145002700	Residential	\$4,247,000	\$4,406,000	3.7%	\$38,509	\$35,745	-\$2,764	-7.2%
43 BINSARTH RD	190410145002800	Residential	\$2,722,000	\$3,098,000	13.8%	\$24,682	\$25,133	\$452	1.8%
44 BINSARTH RD	190410149004600	Residential	\$2,445,000	\$2,689,000	10.0%	\$22,170	\$21,815	-\$355	-1.6%
45 BINSARTH RD	190410145002900	Residential	\$1,609,000	\$1,884,000	17.1%	\$14,589	\$15,285	\$695	4.8%
47 BINSARTH RD	190410145003000	Residential	\$3,511,000	\$3,831,000	9.1%	\$31,836	\$31,080	-\$756	-2.4%
48 BINSARTH RD	190410149004500	Residential	\$1,463,000	\$1,657,000	13.3%	\$13,266	\$13,443	\$177	1.3%
50 BINSARTH RD	190410149004400	Residential	\$1,128,000	\$1,317,000	16.8%	\$10,228	\$10,685	\$456	4.5%
51 BINSARTH RD	190410145003100	Residential	\$2,427,000	\$2,780,000	14.5%	\$22,007	\$22,554	\$547	2.5%
52 BINSARTH RD	190410149004300	Residential	\$1,613,000	\$1,829,000	13.4%	\$14,626	\$14,838	\$213	1.5%
53 BINSARTH RD	190410145003200	Residential	\$2,397,000	\$2,946,000	22.9%	\$21,735	\$23,900	\$2,166	10.0%
54 BINSARTH RD	190410149004200	Residential	\$1,196,000	\$1,475,000	23.3%	\$10,845	\$11,966	\$1,122	10.3%
55 BINSARTH RD	190410145003300	Residential	\$1,724,000	\$2,135,000	23.8%	\$15,632	\$17,321	\$1,689	10.8%
58 BINSARTH RD	190410149004100	Residential	\$1,382,000	\$1,597,000	15.6%	\$12,531	\$12,956	\$425	3.4%



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60 BINSARTH RD	190410149004000	Residential	\$1,403,000	\$1,637,000	16.7%	\$12,722	\$13,281	\$559	4.4%
61 BINSARTH RD	190410145003400	Residential	\$7,700,000	\$8,704,000	13.0%	\$69,819	\$70,614	\$795	1.1%
64 BINSARTH RD	190410149003900	Residential	\$2,562,000	\$2,921,000	14.0%	\$23,231	\$23,697	\$467	2.0%
65 BINSARTH RD	190410145003500	Residential	\$3,461,000	\$3,807,000	10.0%	\$31,382	\$30,885	-\$497	-1.6%
66 BINSARTH RD	190410149003800	Residential	\$1,429,000	\$1,697,000	18.8%	\$12,957	\$13,767	\$810	6.3%
67 BINSARTH RD	190410145003600	Residential	\$3,238,000	\$3,406,000	5.2%	\$29,360	\$27,632	-\$1,728	-5.9%
68 BINSARTH RD	190410149003700	Residential	\$1,753,000	\$2,155,000	22.9%	\$15,895	\$17,483	\$1,588	10.0%
70 BINSARTH RD	190410149003600	Residential	\$1,406,000	\$1,660,000	18.1%	\$12,749	\$13,467	\$718	5.6%
73 BINSARTH RD	190410145003750	Residential	\$1,916,000	\$2,149,000	12.2%	\$17,373	\$17,434	\$61	0.4%
75 BINSARTH RD	190410145003760	Residential	\$3,600,000	\$3,815,000	6.0%	\$32,643	\$30,950	-\$1,692	-5.2%
76 BINSARTH RD	190410149003500	Residential	\$4,906,000	\$5,882,000	19.9%	\$44,485	\$47,719	\$3,235	7.3%
78 BINSARTH RD	190410149003400	Residential	\$1,118,000	\$1,296,000	15.9%	\$10,137	\$10,514	\$377	3.7%
80 BINSARTH RD	190410149003300	Residential	\$1,247,000	\$1,483,000	18.9%	\$11,307	\$12,031	\$724	6.4%
81 BINSARTH RD	190410145003800	Residential	\$3,271,000	\$3,542,000	8.3%	\$29,660	\$28,736	-\$924	-3.1%
82 BINSARTH RD	190410149003200	Residential	\$1,339,000	\$1,604,000	19.8%	\$12,141	\$13,013	\$872	7.2%
83 BINSARTH RD	190410145003900	Residential	\$1,220,000	\$1,870,000	53.3%	\$11,062	\$15,171	\$4,109	37.1%
85 BINSARTH RD	190410145004000	Residential	\$2,025,000	\$2,160,000	6.7%	\$18,362	\$17,524	-\$838	-4.6%
86 BINSARTH RD	190410149003100	Residential	\$1,968,000	\$2,474,000	25.7%	\$17,845	\$20,071	\$2,226	12.5%
88 BINSARTH RD	190410149003000	Residential	\$1,858,000	\$2,150,000	15.7%	\$16,847	\$17,443	\$595	3.5%
89 BINSARTH RD	190410145004200	Residential	\$2,381,000	\$2,679,000	12.5%	\$21,590	\$21,734	\$145	0.7%
90 BINSARTH RD	190410149002900	Residential	\$1,126,000	\$1,471,000	30.6%	\$10,210	\$11,934	\$1,724	16.9%
92 BINSARTH RD	190410149002800	Residential	\$817,000	\$1,022,000	25.1%	\$7,408	\$8,291	\$883	11.9%
94 BINSARTH RD	190410149002500	Residential	\$943,000	\$1,061,000	12.5%	\$8,551	\$8,608	\$57	0.7%
96 BINSARTH RD	190410149002400	Residential	\$932,000	\$1,073,000	15.1%	\$8,451	\$8,705	\$254	3.0%
98 BINSARTH RD	190410149002300	Residential	\$1,117,000	\$1,338,000	19.8%	\$10,128	\$10,855	\$727	7.2%
100 BINSARTH	190410149002200	Residential	\$1,052,000	\$1,191,000	13.2%	\$9,539	\$9,662	\$123	1.3%
102 BINSARTH	190410145004250	Residential	\$7,167,000	\$8,762,000	22.3%	\$64,986	\$71,084	\$6,098	9.4%
Totals			\$119,133,139	\$137,880,353		\$1,079,886	\$1,110,379	\$38,399	
Average			\$1,805,048	\$2,089,096	16.62%	\$16,614	\$17,350	\$591	4.34%



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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%



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
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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Ward 27 - North Rosedale

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Address	Roll Number	Tax Class	June-04	Jan-05	% Chng	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
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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Ward 27 - North Rosedale

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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	-\$2,826	-6.9%
Totals			\$184,422,985	\$219,235,275		\$1,672,253	\$1,778,611	\$106,372	
Average			\$1,407,809	\$1,673,552	19.73%	\$12,765	\$13,577	\$812	7.12%



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Ward 27 - North Rosedale

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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%



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
3 EDGEWOOD CRES	190410141002900	Residential	\$714,000	\$886,000	24.1%	\$6,474	\$7,188	\$714	11.0%
6 EDGEWOOD CRES	190410141005800	Residential	\$720,000	\$879,000	22.1%	\$6,529	\$7,131	\$603	9.2%
7 EDGEWOOD CRES	190410141003000	Residential	\$662,000	\$875,000	32.2%	\$6,003	\$7,099	\$1,096	18.3%
8 EDGEWOOD CRES	190410141005700	Residential	\$664,000	\$812,000	22.3%	\$6,021	\$6,588	\$567	9.4%
9 EDGEWOOD CRES	190410141003100	Residential	\$713,000	\$867,000	21.6%	\$6,465	\$7,034	\$569	8.8%
10 EDGEWOOD CRES	190410141005600	Residential	\$671,000	\$818,000	21.9%	\$6,084	\$6,636	\$552	9.1%
11 EDGEWOOD CRES	190410141003200	Residential	\$650,000	\$792,000	21.8%	\$5,894	\$6,425	\$532	9.0%
12 EDGEWOOD CRES	190410141005500	Residential	\$776,000	\$940,000	21.1%	\$7,036	\$7,626	\$590	8.4%
14 EDGEWOOD CRES	190410141005400	Residential	\$612,000	\$763,000	24.7%	\$5,549	\$6,190	\$641	11.5%
15 EDGEWOOD CRES	190410141003300	Residential	\$696,000	\$830,000	19.3%	\$6,311	\$6,734	\$423	6.7%
16 EDGEWOOD CRES	190410141005300	Residential	\$873,000	\$1,053,000	20.6%	\$7,916	\$8,543	\$627	7.9%
17 EDGEWOOD CRES	190410141003400	Residential	\$801,000	\$959,000	19.7%	\$7,263	\$7,780	\$517	7.1%
18 EDGEWOOD CRES	190410141005200	Residential	\$678,000	\$802,000	18.3%	\$6,148	\$6,506	\$359	5.8%
19 EDGEWOOD CRES	190410141003500	Residential	\$631,000	\$748,000	18.5%	\$5,722	\$6,068	\$347	6.1%
20 EDGEWOOD CRES	190410141005100	Residential	\$659,000	\$787,000	19.4%	\$5,975	\$6,385	\$409	6.9%
21 EDGEWOOD CRES	190410141003600	Residential	\$735,000	\$885,000	20.4%	\$6,665	\$7,180	\$515	7.7%
22 EDGEWOOD CRES	190410141005000	Residential	\$465,000	\$596,000	28.2%	\$4,216	\$4,835	\$619	14.7%
23 EDGEWOOD CRES	190410141003700	Residential	\$478,000	\$586,000	22.6%	\$4,334	\$4,754	\$420	9.7%
24 EDGEWOOD CRES	190410141004900	Residential	\$514,000	\$675,000	31.3%	\$4,661	\$5,476	\$815	17.5%
25 EDGEWOOD CRES	190410141003800	Residential	\$478,000	\$594,000	24.3%	\$4,334	\$4,819	\$485	11.2%
26 EDGEWOOD CRES	190410141004800	Residential	\$483,000	\$639,000	32.3%	\$4,380	\$5,184	\$805	18.4%
27 EDGEWOOD CRES	190410141003900	Residential	\$620,000	\$773,000	24.7%	\$5,622	\$6,271	\$649	11.6%
28 EDGEWOOD CRES	190410141004700	Residential	\$463,000	\$607,000	31.1%	\$4,198	\$4,924	\$726	17.3%
29 EDGEWOOD CRES	190410141004000	Residential	\$551,000	\$632,000	14.7%	\$4,996	\$5,127	\$131	2.6%
30 EDGEWOOD CRES	190410141004600	Residential	\$615,000	\$773,000	25.7%	\$5,576	\$6,271	\$695	12.5%
31 EDGEWOOD CRES	190410141004100	Residential	\$560,000	\$695,000	24.1%	\$5,078	\$5,638	\$561	11.0%
32 EDGEWOOD CRES	190410141004500	Residential	\$492,000	\$628,000	27.6%	\$4,461	\$5,095	\$634	14.2%
33 EDGEWOOD CRES	190410141004200	Residential	\$581,000	\$596,000	2.6%	\$5,268	\$4,835	-\$433	-8.2%
34 EDGEWOOD CRES	190410141004400	Residential	\$494,000	\$624,000	26.3%	\$4,479	\$5,062	\$583	13.0%
36 EDGEWOOD CRES	190410141004300	Residential	\$551,000	\$662,000	20.1%	\$4,996	\$5,371	\$375	7.5%
Totals			\$18,600,000	\$22,776,000		\$168,654	\$184,775	\$16,126	
Average			\$620,000	\$759,200	22.79%	\$5,622	\$6,159	\$538	9.86%



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
106 GLEN RD	190410152003100	Residential	\$1,293,000	\$1,764,000	36.4%	\$11,724	\$14,311	\$2,587	22.1%
107 GLEN RD	190410160000400	Residential	\$297,000	\$355,000	19.5%	\$2,693	\$2,880	\$187	6.9%
108 GLEN RD	190410152003000	Residential	\$3,804,000	\$4,533,000	19.2%	\$34,493	\$36,775	\$2,283	6.6%
109 GLEN RD	190410145001600	Residential	\$1,358,000	\$1,509,000	11.1%	\$12,314	\$12,242	-\$71	-0.6%
110 GLEN RD	190410152002900	Residential	\$2,347,000	\$3,367,000	43.5%	\$21,281	\$27,316	\$6,035	28.4%
111 GLEN RD	190410145001800	Residential	\$1,580,000	\$3,483,000	120.4%	\$14,327	\$28,257	\$13,930	97.2%
114 GLEN RD	190410152002800	Residential	\$1,854,000	\$1,957,000	5.6%	\$16,811	\$15,877	-\$934	-5.6%
116 GLEN RD	190410151002300	Residential	\$642,000	\$701,000	9.2%	\$5,821	\$5,687	-\$134	-2.3%
117 GLEN RD	190410145001900	Residential	\$2,427,000	\$2,760,000	13.7%	\$22,007	\$22,391	\$385	1.7%
118 GLEN RD	190410151002200	Residential	\$662,000	\$737,000	11.3%	\$6,003	\$5,979	-\$24	-0.4%
119 GLEN RD	190410145002000	Residential	\$2,958,000	\$3,490,000	18.0%	\$26,821	\$28,314	\$1,492	5.6%
119R GLEN RD	190410145002100	Residential	\$100,000	\$115,000	15.0%	\$907	\$933	\$26	2.9%
120 GLEN RD	190410151002100	Residential	\$741,000	\$841,000	13.5%	\$6,719	\$6,823	\$104	1.5%
122 GLEN RD	190410151002000	Residential	\$641,000	\$711,000	10.9%	\$5,812	\$5,768	-\$44	-0.8%
123 GLEN RD	190410145002200	Residential	\$2,302,000	\$2,498,000	8.5%	\$20,873	\$20,266	-\$607	-2.9%
124 GLEN RD	190410151001900	Residential	\$836,000	\$935,000	11.8%	\$7,580	\$7,585	\$5	0.1%
125 GLEN RD	190410145002300	Residential	\$1,572,000	\$1,865,000	18.6%	\$14,254	\$15,130	\$876	6.1%
126A GLEN RD	190410151001700	Residential	\$699,000	\$825,000	18.0%	\$6,338	\$6,693	\$355	5.6%
126 GLEN RD	190410151001800	Residential	\$748,000	\$837,000	11.9%	\$6,782	\$6,790	\$8	0.1%
127 GLEN RD	190410145002400	Residential	\$1,338,000	\$1,720,000	28.6%	\$12,132	\$13,954	\$1,822	15.0%
128 GLEN RD	190410148002600	Residential	\$652,000	\$728,000	11.7%	\$5,912	\$5,906	-\$6	-0.1%
128 GLEN RD	190410148002700	Residential	\$11,900	\$16,600	39.5%	\$108	\$135	\$27	24.8%
130 GLEN RD	190410148002500	Residential	\$766,000	\$886,000	15.7%	\$6,946	\$7,188	\$242	3.5%
131 GLEN RD	190410149000110	Residential	\$1,452,000	\$1,763,000	21.4%	\$13,166	\$14,303	\$1,137	8.6%
132 GLEN RD	190410148002400	Residential	\$1,381,000	\$1,660,000	20.2%	\$12,522	\$13,467	\$945	7.5%
134 GLEN RD	190410148002300	Residential	\$2,042,000	\$2,438,000	19.4%	\$18,516	\$19,779	\$1,263	6.8%
135 GLEN RD	190410147000100	Residential	\$1,885,000	\$2,096,000	11.2%	\$17,092	\$17,004	-\$88	-0.5%
136 GLEN RD	190410148002200	Residential	\$2,229,000	\$2,252,000	1.0%	\$20,211	\$18,270	-\$1,941	-9.6%
140 GLEN RD	190410148002100	Residential	\$2,487,000	\$2,758,000	10.9%	\$22,551	\$22,375	-\$176	-0.8%
154 GLEN RD	190410137003201	Residential	\$2,857,000	\$2,802,000	-1.9%	\$25,906	\$22,732	-\$3,174	-12.3%
157 GLEN RD	190410145005900	Residential	\$1,175,000	\$1,321,000	12.4%	\$10,654	\$10,717	\$63	0.6%
158 GLEN RD	190410137003100	Residential	\$1,077,000	\$1,242,000	15.3%	\$9,766	\$10,076	\$310	3.2%
159 GLEN RD	190410145006000	Residential	\$1,218,000	\$1,630,000	33.8%	\$11,044	\$13,224	\$2,180	19.7%
160 GLEN RD	190410137003000	Residential	\$951,000	\$1,095,000	15.1%	\$8,623	\$8,884	\$260	3.0%
162 GLEN RD	190410137002900	Residential	\$1,300,000	\$1,531,000	17.8%	\$11,788	\$12,421	\$633	5.4%
164 GLEN RD	190410137002800	Residential	\$1,400,000	\$1,821,000	30.1%	\$12,694	\$14,773	\$2,079	16.4%
167 GLEN RD	190410146000100	Residential	\$1,000,000	\$1,161,000	16.1%	\$9,067	\$9,419	\$352	3.9%



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
169 GLEN RD	190410146000200	Residential	\$1,117,000	\$1,307,000	17.0%	\$10,128	\$10,603	\$475	4.7%
170 GLEN RD	190410139002400	Residential	\$982,000	\$1,114,000	13.4%	\$8,904	\$9,038	\$133	1.5%
173 GLEN RD	190410146000300	Residential	\$1,221,000	\$1,381,000	13.1%	\$11,071	\$11,204	\$132	1.2%
174 GLEN RD	190410139002300	Residential	\$990,000	\$1,327,000	34.0%	\$8,977	\$10,766	\$1,789	19.9%
175 GLEN RD	190410146000400	Residential	\$1,123,000	\$1,280,000	14.0%	\$10,183	\$10,384	\$202	2.0%
176 GLEN RD	190410139002200	Residential	\$767,000	\$1,242,000	61.9%	\$6,955	\$10,076	\$3,121	44.9%
178 GLEN RD	190410139002100	Residential	\$778,000	\$868,000	11.6%	\$7,054	\$7,042	-\$13	-0.2%
180 GLEN RD	190410139002000	Residential	\$791,000	\$889,000	12.4%	\$7,172	\$7,212	\$40	0.6%
182 GLEN RD	190410139001900	Residential	\$799,000	\$897,000	12.3%	\$7,245	\$7,277	\$32	0.4%
184 GLEN RD	190410139001800	Residential	\$777,000	\$872,000	12.2%	\$7,045	\$7,074	\$29	0.4%
186 GLEN RD	190410139001700	Residential	\$776,000	\$871,000	12.2%	\$7,036	\$7,066	\$30	0.4%
188 GLEN RD	190410139001600	Residential	\$707,000	\$843,000	19.2%	\$6,411	\$6,839	\$428	6.7%
196 GLEN RD	190410141006200	Residential	\$643,000	\$776,000	20.7%	\$5,830	\$6,296	\$465	8.0%
200 GLEN RD	190410141006100	Residential	\$689,000	\$850,000	23.4%	\$6,247	\$6,896	\$648	10.4%
202 GLEN RD	190410141006000	Residential	\$891,000	\$1,119,000	25.6%	\$8,079	\$9,078	\$999	12.4%
204 GLEN RD	190410141005900	Residential	\$660,000	\$831,000	25.9%	\$5,985	\$6,742	\$757	12.7%
205 GLEN RD	190410146000500	Residential	\$770,000	\$1,019,000	32.3%	\$6,982	\$8,267	\$1,285	18.4%
207 GLEN RD	190410146000600	Residential	\$524,000	\$561,000	7.1%	\$4,751	\$4,551	-\$200	-4.2%
209 GLEN RD	190410146000700	Residential	\$527,000	\$565,000	7.2%	\$4,779	\$4,584	-\$195	-4.1%
211 GLEN RD	190410146000800	Residential	\$1,258,000	\$1,473,000	17.1%	\$11,407	\$11,950	\$543	4.8%
213 GLEN RD	190410146000900	Residential	\$1,039,000	\$1,230,000	18.4%	\$9,421	\$9,979	\$558	5.9%
215 GLEN RD	190410146001000	Residential	\$897,000	\$1,110,000	23.7%	\$8,133	\$9,005	\$872	10.7%
216 GLEN RD	190410141002800	Residential	\$619,000	\$771,000	24.6%	\$5,613	\$6,255	\$642	11.4%
217 GLEN RD	190410146001100	Residential	\$900,000	\$1,144,000	27.1%	\$8,161	\$9,281	\$1,120	13.7%
218 GLEN RD	190410141002700	Residential	\$616,000	\$746,000	21.1%	\$5,586	\$6,052	\$467	8.4%
219 GLEN RD	190410146001200	Residential	\$1,309,000	\$1,499,000	14.5%	\$11,869	\$12,161	\$292	2.5%
220 GLEN RD	190410141002600	Residential	\$664,000	\$793,000	19.4%	\$6,021	\$6,433	\$413	6.9%
222 GLEN RD	190410141002500	Residential	\$826,000	\$963,000	16.6%	\$7,490	\$7,813	\$323	4.3%
223 GLEN RD	190410146001300	Residential	\$861,000	\$1,120,000	30.1%	\$7,807	\$9,086	\$1,279	16.4%
226 GLEN RD	190410141002400	Residential	\$883,000	\$1,055,000	19.5%	\$8,007	\$8,559	\$552	6.9%
228 GLEN RD	190410141002300	Residential	\$782,000	\$933,000	19.3%	\$7,091	\$7,569	\$479	6.7%
230 GLEN RD	190410141002200	Residential	\$604,000	\$765,000	26.7%	\$5,477	\$6,206	\$730	13.3%
232 GLEN RD	190410141002250	Residential	\$663,000	\$749,000	13.0%	\$6,012	\$6,076	\$65	1.1%
288 GLEN RD	190410141002100	Residential	\$630,000	\$752,000	19.4%	\$5,712	\$6,101	\$388	6.8%
290 GLEN RD	190410141002000	Residential	\$562,000	\$733,000	30.4%	\$5,096	\$5,947	\$851	16.7%
291 GLEN RD	190410142003600	Residential	\$813,000	\$994,000	22.3%	\$7,372	\$8,064	\$692	9.4%
292 GLEN RD	190410141001900	Residential	\$589,000	\$716,000	21.6%	\$5,341	\$5,809	\$468	8.8%



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Ward 27 - North Rosedale

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Address	Roll Number	Tax Class	June-04	Jan-05	% Chng in CVA	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
293 GLEN RD	190410142003700	Residential	\$718,000	\$876,000	22.0%	\$6,510	\$7,107	\$596	9.2%
294 GLEN RD	190410141001800	Residential	\$573,000	\$705,000	23.0%	\$5,196	\$5,720	\$524	10.1%
295 GLEN RD	190410142003800	Residential	\$851,000	\$1,036,000	21.7%	\$7,716	\$8,405	\$688	8.9%
296 GLEN RD	190410141001700	Residential	\$657,000	\$805,000	22.5%	\$5,957	\$6,531	\$573	9.6%
297 GLEN RD	190410142003900	Residential	\$749,000	\$909,000	21.4%	\$6,792	\$7,375	\$583	8.6%
298 GLEN RD	190410141001600	Residential	\$666,000	\$895,000	34.4%	\$6,039	\$7,261	\$1,222	20.2%
299 GLEN RD	190410142004000	Residential	\$716,000	\$798,000	11.5%	\$6,492	\$6,474	-\$18	-0.3%
300 GLEN RD	190410141001500	Residential	\$776,000	\$977,000	25.9%	\$7,036	\$7,926	\$890	12.6%
301 GLEN RD	190410142004100	Residential	\$700,000	\$848,000	21.1%	\$6,347	\$6,880	\$532	8.4%
303 GLEN RD	190410142004200	Residential	\$571,000	\$703,000	23.1%	\$5,178	\$5,703	\$526	10.2%
304 GLEN RD	190410141001400	Residential	\$688,000	\$854,000	24.1%	\$6,238	\$6,928	\$690	11.1%
305 GLEN RD	190410142004300	Residential	\$650,000	\$830,000	27.7%	\$5,894	\$6,734	\$840	14.2%
306 GLEN RD	190410141001300	Residential	\$414,000	\$512,000	23.7%	\$3,754	\$4,154	\$400	10.7%
307 GLEN RD	190410142004400	Residential	\$641,000	\$787,000	22.8%	\$5,812	\$6,385	\$573	9.9%
308 GLEN RD	190410141001200	Residential	\$640,000	\$760,000	18.8%	\$5,803	\$6,166	\$363	6.2%
309 GLEN RD	190410142004500	Residential	\$778,000	\$929,000	19.4%	\$7,054	\$7,537	\$482	6.8%
310 GLEN RD	190410141001100	Residential	\$623,000	\$769,000	23.4%	\$5,649	\$6,239	\$590	10.4%
311 GLEN RD	190410142004600	Residential	\$777,000	\$921,000	18.5%	\$7,045	\$7,472	\$426	6.1%
312 GLEN RD	190410141001000	Residential	\$511,000	\$614,000	20.2%	\$4,633	\$4,981	\$348	7.5%
313 GLEN RD	190410142004700	Residential	\$544,000	\$670,000	23.2%	\$4,933	\$5,436	\$503	10.2%
314 GLEN RD	190410141000900	Residential	\$607,000	\$798,000	31.5%	\$5,504	\$6,474	\$970	17.6%
315 GLEN RD	190410142004800	Residential	\$543,000	\$668,000	23.0%	\$4,924	\$5,419	\$496	10.1%
316 GLEN RD	190410141000800	Residential	\$569,000	\$695,000	22.1%	\$5,159	\$5,638	\$479	9.3%
317 GLEN RD	190410142004850	Residential	\$496,000	\$602,000	21.4%	\$4,497	\$4,884	\$386	8.6%
318 GLEN RD	190410141000700	Residential	\$505,000	\$614,000	21.6%	\$4,579	\$4,981	\$402	8.8%
319 GLEN RD	190410142004900	Residential	\$778,000	\$944,000	21.3%	\$7,054	\$7,658	\$604	8.6%
320 GLEN RD	190410141000600	Residential	\$709,000	\$844,000	19.0%	\$6,429	\$6,847	\$418	6.5%
321 GLEN RD	190410142005000	Residential	\$609,000	\$741,000	21.7%	\$5,522	\$6,012	\$490	8.9%
322 GLEN RD	190410141000500	Residential	\$442,000	\$538,000	21.7%	\$4,008	\$4,365	\$357	8.9%
323 GLEN RD	190410142005100	Residential	\$463,000	\$548,000	18.4%	\$4,198	\$4,446	\$248	5.9%
324 GLEN RD	190410141000400	Residential	\$493,000	\$602,000	22.1%	\$4,470	\$4,884	\$414	9.3%
325 GLEN RD	190410142005200	Residential	\$476,000	\$574,000	20.6%	\$4,316	\$4,657	\$341	7.9%
326 GLEN RD	190410141000300	Residential	\$612,000	\$872,000	42.5%	\$5,549	\$7,074	\$1,525	27.5%
327 GLEN RD	190410142005300	Residential	\$487,000	\$573,000	17.7%	\$4,416	\$4,649	\$233	5.3%
328 GLEN RD	190410141000200	Residential	\$562,000	\$739,000	31.5%	\$5,096	\$5,995	\$899	17.7%
329 GLEN RD	190410142005400	Residential	\$617,000	\$778,000	26.1%	\$5,595	\$6,312	\$717	12.8%
331 GLEN RD	190410142005500	Residential	\$572,000	\$632,000	10.5%	\$5,187	\$5,127	-\$59	-1.1%



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
333 GLEN RD	190410142005600	Residential	\$525,000	\$623,000	18.7%	\$4,760	\$5,054	\$294	6.2%
335 GLEN RD	190410142005700	Residential	\$559,000	\$664,000	18.8%	\$5,069	\$5,387	\$318	6.3%
337 GLEN RD	190410142005800	Residential	\$492,000	\$590,000	19.9%	\$4,461	\$4,787	\$325	7.3%
339 GLEN RD	190410142005900	Residential	\$433,000	\$549,000	26.8%	\$3,926	\$4,454	\$528	13.4%
341 GLEN RD	190410142005950	Residential	\$417,000	\$530,000	27.1%	\$3,781	\$4,300	\$519	13.7%
Totals			\$107,338,900	\$129,277,600		\$973,286	\$1,048,803	\$75,513	
Average			\$925,335	\$1,114,462	21.1%	\$8,390	\$9,041	\$651	8.3%



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
15 GREGORY AVE	190410133000100	Residential	\$844,000	\$971,000	15.0%	\$7,653	\$7,878	\$225	2.9%
18 GREGORY AVE	190410134001700	Residential	\$1,348,000	\$1,661,000	23.2%	\$12,223	\$13,475	\$1,252	10.2%
Totals			\$2,192,000	\$2,632,000		\$19,876	\$19,876	\$21,353	
Average			\$1,096,000	\$1,316,000	19.1%	\$9,938	\$10,677	\$739	6.6%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
1 HIGHLAND AVE	190410135006190	Residential	\$2,665,000	\$2,912,000	9.3%	\$24,165	\$23,624	-\$540	-2.2%
2 HIGHLAND AVE	190410135005700	Residential	\$1,885,000	\$2,437,000	29.3%	\$17,092	\$19,771	\$2,679	15.7%
3 HIGHLAND AVE	190410135006300	Residential	\$3,728,000	\$4,736,000	27.0%	\$33,803	\$38,422	\$4,619	13.7%
4 HIGHLAND AVE	190410135005600	Residential	\$1,725,000	\$2,114,000	22.6%	\$15,641	\$17,150	\$1,509	9.6%
5 HIGHLAND AVE	190410135006200	Residential	\$2,859,000	\$3,216,000	12.5%	\$25,924	\$26,091	\$167	0.6%
6 HIGHLAND AVE	190410135005500	Residential	\$2,373,000	\$2,692,000	13.4%	\$21,517	\$21,840	\$323	1.5%
7 HIGHLAND AVE	190410135006400	Residential	\$1,000,000	\$1,227,000	22.7%	\$9,067	\$9,954	\$887	9.8%
8 HIGHLAND AVE	190410135005400	Residential	\$2,987,000	\$3,308,000	10.7%	\$27,084	\$26,837	-\$247	-0.9%
9 HIGHLAND AVE	190410135006500	Residential	\$6,021,000	\$7,495,000	24.5%	\$54,595	\$60,805	\$6,210	11.4%
10 HIGHLAND AVE	190410135005300	Residential	\$8,972,000	\$10,056,000	12.1%	\$81,353	\$81,582	\$229	0.3%
11 HIGHLAND AVE	190410135006600	Residential	\$3,605,000	\$3,968,000	10.1%	\$32,688	\$32,192	-\$497	-1.5%
15 HIGHLAND AVE	190410135006700	Residential	\$3,137,000	\$3,368,000	7.4%	\$28,445	\$27,324	-\$1,121	-3.9%
16 HIGHLAND AVE	190410135005100	Residential	\$2,451,000	\$2,786,000	13.7%	\$22,224	\$22,602	\$378	1.7%
19 HIGHLAND AVE	190410135006800	Residential	\$4,471,000	\$4,749,000	6.2%	\$40,540	\$38,528	-\$2,013	-5.0%
20 HIGHLAND AVE	190410135005000	Residential	\$2,946,000	\$3,338,000	13.3%	\$26,713	\$27,081	\$368	1.4%
27 HIGHLAND AVE	190410135006900	Residential	\$2,671,000	\$2,981,000	11.6%	\$24,219	\$24,184	-\$35	-0.1%
45 HIGHLAND AVE	190410135007000	Residential	\$2,684,000	\$2,975,000	10.8%	\$24,337	\$24,136	-\$201	-0.8%
47 HIGHLAND AVE	190410135007060	Residential	\$3,577,000	\$4,073,000	13.9%	\$32,434	\$33,043	\$609	1.9%
49 HIGHLAND AVE	190410135007100	Residential	\$4,407,000	\$5,181,000	17.6%	\$39,960	\$42,032	\$2,072	5.2%
55 HIGHLAND AVE	190410135007200	Residential	\$2,356,000	\$2,689,000	14.1%	\$21,363	\$21,815	\$452	2.1%
56 HIGHLAND AVE	190410135004900	Residential	\$2,451,000	\$2,722,000	11.1%	\$22,224	\$22,083	-\$141	-0.6%
57 HIGHLAND AVE	190410135007300	Residential	\$2,404,000	\$2,731,000	13.6%	\$21,798	\$22,156	\$358	1.6%
58 HIGHLAND AVE	190410135004800	Residential	\$1,473,000	\$1,704,000	15.7%	\$13,356	\$13,824	\$468	3.5%
60 HIGHLAND AVE	190410135004700	Residential	\$2,182,000	\$2,493,000	14.3%	\$19,785	\$20,225	\$440	2.2%
61 HIGHLAND AVE	190410135007400	Residential	\$1,773,000	\$2,018,000	13.8%	\$16,077	\$16,372	\$295	1.8%
62 HIGHLAND AVE	190410135004600	Residential	\$3,219,000	\$2,993,000	-7.0%	\$29,188	\$24,282	-\$4,906	-16.8%
63 HIGHLAND AVE	190410135007500	Residential	\$1,149,000	\$1,399,000	21.8%	\$10,418	\$11,350	\$931	8.9%
64 HIGHLAND AVE	190410135004500	Residential	\$1,298,000	\$1,734,000	33.6%	\$11,770	\$14,068	\$2,298	19.5%
65 HIGHLAND AVE	190410135007600	Residential	\$1,807,000	\$2,141,000	18.5%	\$16,385	\$17,369	\$985	6.0%
66 HIGHLAND AVE	190410135004400	Residential	\$1,284,000	\$1,495,000	16.4%	\$11,643	\$12,129	\$486	4.2%
73 HIGHLAND AVE	190410152001900	Residential	\$1,907,000	\$2,212,000	16.0%	\$17,292	\$17,946	\$654	3.8%
75 HIGHLAND AVE	190410152002000	Residential	\$1,232,000	\$1,362,000	10.6%	\$11,171	\$11,050	-\$121	-1.1%
77 HIGHLAND AVE	190410152002100	Residential	\$1,047,000	\$1,180,000	12.7%	\$9,494	\$9,573	\$79	0.8%
78 HIGHLAND AVE	190410148000500	Residential	\$1,446,000	\$1,620,000	12.0%	\$13,112	\$13,143	\$31	0.2%
79 HIGHLAND AVE	190410152002200	Residential	\$2,309,000	\$4,063,000	76.0%	\$20,937	\$32,962	\$12,026	57.4%
80 HIGHLAND AVE	190410148000400	Residential	\$1,390,000	\$1,623,000	16.8%	\$12,604	\$13,167	\$563	4.5%
81 HIGHLAND AVE	190410152002300	Residential	\$1,882,000	\$2,277,000	21.0%	\$17,065	\$18,473	\$1,408	8.3%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
82 HIGHLAND AVE	190410148000300	Residential	\$1,156,000	\$1,294,000	11.9%	\$10,482	\$10,498	\$16	0.2%
84 HIGHLAND AVE	190410148000200	Residential	\$887,000	\$1,009,000	13.8%	\$8,043	\$8,186	\$143	1.8%
85 HIGHLAND AVE	190410152002400	Residential	\$1,970,000	\$2,273,000	15.4%	\$17,863	\$18,440	\$578	3.2%
86 HIGHLAND AVE	190410148000100	Residential	\$1,028,000	\$1,251,000	21.7%	\$9,321	\$10,149	\$828	8.9%
87 HIGHLAND AVE	190410152002500	Residential	\$1,926,000	\$2,229,000	15.7%	\$17,464	\$18,083	\$620	3.5%
89 HIGHLAND AVE	190410152002600	Residential	\$2,207,000	\$2,440,000	10.6%	\$20,012	\$19,795	-\$217	-1.1%
93 HIGHLAND AVE	190410152002700	Residential	\$1,550,865	\$1,663,610	7.3%	\$14,062	\$13,497	-\$566	-4.0%
94 HIGHLAND AVE	190410151000800	Residential	\$769,000	\$940,000	22.2%	\$6,973	\$7,626	\$653	9.4%
96 HIGHLAND AVE	190410151000700	Residential	\$1,979,000	\$2,328,000	17.6%	\$17,944	\$18,887	\$942	5.3%
98 HIGHLAND AVE	190410151000600	Residential	\$1,235,000	\$1,492,000	20.8%	\$11,198	\$12,104	\$906	8.1%
100 HIGHLAND AVE	190410151000500	Residential	\$1,229,000	\$1,421,000	15.6%	\$11,144	\$11,528	\$384	3.4%
102 HIGHLAND AVE	190410151000400	Residential	\$832,000	\$1,049,000	26.1%	\$7,544	\$8,510	\$966	12.8%
104 HIGHLAND AVE	190410151000300	Residential	\$632,000	\$709,000	12.2%	\$5,731	\$5,752	\$21	0.4%
106 HIGHLAND AVE	190410151000200	Residential	\$700,000	\$813,000	16.1%	\$6,347	\$6,596	\$249	3.9%
108 HIGHLAND AVE	190410151000100	Residential	\$773,000	\$840,000	8.7%	\$7,009	\$6,815	-\$194	-2.8%
Totals			\$115,646,865	\$133,819,610	855.4%	\$1,048,620	\$1,085,651	\$37,031	
Average			\$2,223,978	\$2,573,454	16.5%	\$20,166	\$20,878	\$712	4.2%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
2 HIGHLAND CRES	190410135000900	Residential	\$1,486,000	\$1,702,000	14.5%	\$13,474	\$13,808	\$334	2.5%
4 HIGHLAND CRES	190410135000800	Residential	\$1,441,000	\$1,519,000	5.4%	\$13,066	\$12,323	-\$743	-5.7%
8 HIGHLAND CRES	190410135000700	Residential	\$1,425,000	\$1,499,000	5.2%	\$12,921	\$12,161	-\$760	-5.9%
12 HIGHLAND CRES	190410135000600	Residential	\$1,125,000	\$1,300,000	15.6%	\$10,201	\$10,547	\$346	3.4%
16 HIGHLAND CRES	190410135000500	Residential	\$846,000	\$1,013,000	19.7%	\$7,671	\$8,218	\$547	7.1%
20 HIGHLAND CRES	190410135000400	Residential	\$844,000	\$1,004,000	19.0%	\$7,653	\$8,145	\$492	6.4%
21 HIGHLAND CRES	190410134000100	Residential	\$978,000	\$1,166,000	19.2%	\$8,868	\$9,460	\$592	6.7%
24 HIGHLAND CRES	190410135000300	Residential	\$965,000	\$1,138,000	17.9%	\$8,750	\$9,232	\$482	5.5%
Totals			\$9,110,000	\$10,341,000	116.5%	\$82,604	\$83,894	\$1,290	
Average			\$1,138,750	\$1,292,625	14.6%	\$10,326	\$10,487	\$161	2.5%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
1 HIGHLAND GDNS	190410135006000	Residential	\$4,570,000	\$5,107,000	11.8%	\$41,438	\$41,432	-\$6	0.0%
2 HIGHLAND GDNS	190410135006130	Residential	\$3,172,000	\$3,337,000	5.2%	\$28,762	\$27,072	-\$1,689	-5.9%
3 HIGHLAND GDNS	190410135005900	Residential	\$1,467,000	\$1,799,000	22.6%	\$13,302	\$14,595	\$1,293	9.7%
4 HIGHLAND GDNS	190410135006160	Residential	\$3,026,000	\$3,167,000	4.7%	\$27,438	\$25,693	-\$1,745	-6.4%
5 HIGHLAND GDNS	190410135005800	Residential	\$1,820,000	\$2,208,000	21.3%	\$16,503	\$17,913	\$1,410	8.5%
Totals			\$14,055,000	\$15,618,000	65.6%	\$127,443	\$126,705	-\$737	
Average			\$2,811,000	\$3,123,600	13.1%	\$25,489	\$25,341	-\$147	1.2%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
1 JEAN ST	190410141006600	Residential	\$643,000	\$869,000	35.1%	\$5,830	\$7,050	\$1,220	20.9%
2 JEAN ST	190410140000500	Residential	\$1,045,000	\$1,247,000	19.3%	\$9,475	\$10,117	\$641	6.8%
3 JEAN ST	190410141006700	Residential	\$555,000	\$656,000	18.2%	\$5,032	\$5,322	\$290	5.8%
4 JEAN ST	190410140000400	Residential	\$470,000	\$570,000	21.3%	\$4,262	\$4,624	\$363	8.5%
5 JEAN ST	190410141006800	Residential	\$529,000	\$637,000	20.4%	\$4,797	\$5,168	\$371	7.7%
6 JEAN ST	190410140000300	Residential	\$449,000	\$551,000	22.7%	\$4,071	\$4,470	\$399	9.8%
7 JEAN ST	190410141006900	Residential	\$501,000	\$616,000	23.0%	\$4,543	\$4,997	\$455	10.0%
8 JEAN ST	190410140000200	Residential	\$380,000	\$559,000	47.1%	\$3,446	\$4,535	\$1,089	31.6%
9 JEAN ST	190410141007000	Residential	\$485,000	\$597,000	23.1%	\$4,398	\$4,843	\$446	10.1%
10 JEAN ST	190410140000100	Residential	\$398,000	\$519,000	30.4%	\$3,609	\$4,211	\$602	16.7%
11 JEAN ST	190410141007100	Residential	\$516,000	\$694,000	34.5%	\$4,679	\$5,630	\$951	20.3%
15 JEAN ST	190410141007200	Residential	\$451,000	\$585,000	29.7%	\$4,089	\$4,746	\$657	16.1%
Totals			\$6,422,000	\$8,100,000		\$58,231	\$65,713	\$7,484	
Average			\$535,167	\$675,000	27.1%	\$4,853	\$5,476	\$624	13.7%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
5 MACLENNAN AVE	190410137000100	Residential	\$975,000	\$1,121,000	15.0%	\$8,841	\$9,094	\$254	2.9%
7 MACLENNAN AVE	190410137000200	Residential	\$857,000	\$960,000	12.0%	\$7,771	\$7,788	\$17	0.2%
9 MACLENNAN AVE	190410137000300	Residential	\$941,000	\$1,096,000	16.5%	\$8,532	\$8,892	\$359	4.2%
11 MACLENNAN AVE	190410137000400	Residential	\$1,058,000	\$1,155,000	9.2%	\$9,593	\$9,370	-\$223	-2.3%
19 MACLENNAN AVE	190410139000100	Residential	\$705,000	\$814,000	15.5%	\$6,393	\$6,604	\$211	3.3%
21 MACLENNAN AVE	190410139000200	Residential	\$705,000	\$814,000	15.5%	\$6,393	\$6,604	\$211	3.3%
23 MACLENNAN AVE	190410139000300	Residential	\$700,000	\$824,000	17.7%	\$6,347	\$6,685	\$338	5.3%
25 MACLENNAN AVE	190410139000400	Residential	\$909,000	\$1,074,000	18.2%	\$8,242	\$8,713	\$471	5.7%
27 MACLENNAN AVE	190410139000500	Residential	\$1,106,000	\$1,300,000	17.5%	\$10,029	\$10,547	\$518	5.2%
29 MACLENNAN AVE	190410139000600	Residential	\$961,000	\$1,121,000	16.6%	\$8,714	\$9,094	\$381	4.4%
31 MACLENNAN AVE	190410139000700	Residential	\$800,000	\$905,000	13.1%	\$7,254	\$7,342	\$88	1.2%
33 MACLENNAN AVE	190410139000800	Residential	\$790,000	\$897,000	13.5%	\$7,163	\$7,277	\$114	1.6%
35 MACLENNAN AVE	190410139000900	Residential	\$757,000	\$821,000	8.5%	\$6,864	\$6,661	-\$203	-3.0%
81 MACLENNAN AVE	190410247000100	Residential	\$803,000	\$923,000	14.9%	\$7,281	\$7,488	\$207	2.8%
92 MACLENNAN AVE	190410244001300	Residential	\$1,382,000	\$1,588,000	14.9%	\$12,531	\$12,883	\$352	2.8%
95 MACLENNAN AVE	190410242000100	Residential	\$926,000	\$1,073,000	15.9%	\$8,396	\$8,705	\$309	3.7%
100 MACLENNAN AVE	190410243001300	Residential	\$1,165,000	\$1,336,000	14.7%	\$10,564	\$10,839	\$275	2.6%
Totals			\$15,540,000	\$17,822,000		\$140,908	\$144,586	\$3,679	
Average			\$914,118	\$1,048,353	14.7%	\$8,289	\$8,505	\$216	2.6%



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	Est. 2006	\$ Tax Impact	% Tax Impact
1 OLD GEORGE PL	190410152001400	Residential	\$1,081,000	\$1,280,000	18.4%	\$9,802	\$10,384	\$582	5.9%
2 OLD GEORGE PL	190410152001500	Residential	\$2,124,000	\$2,527,000	19.0%	\$19,259	\$20,501	\$1,242	6.4%
3 OLD GEORGE PL	190410152001600	Residential	\$3,309,000	\$4,207,000	27.1%	\$30,004	\$34,131	\$4,126	13.8%
4 OLD GEORGE PL	190410152001700	Residential	\$2,743,000	\$3,166,000	15.4%	\$24,872	\$25,685	\$813	3.3%
Totals			\$9,257,000	\$11,180,000		\$83,937	\$90,701	\$6,763	
Average			\$2,314,250	\$2,795,000	20.0%	\$20,984	\$22,675	\$1,691	7.4%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
50 ROXBOROUGH DR	190410135008400	Residential	\$1,270,000	\$1,528,000	20.3%	\$11,516	\$12,396	\$881	7.6%
51 ROXBOROUGH DR	190410152000150	Residential	\$1,608,000	\$1,922,000	19.5%	\$14,580	\$15,593	\$1,012	6.9%
52 ROXBOROUGH DR	190410135008300	Residential	\$920,000	\$1,104,000	20.0%	\$8,342	\$8,957	\$614	7.4%
53 ROXBOROUGH DR	190410152000210	Residential	\$1,444,000	\$1,705,000	18.1%	\$13,093	\$13,832	\$739	5.6%
55 ROXBOROUGH DR	190410152000200	Residential	\$2,531,000	\$2,856,000	12.8%	\$22,950	\$23,170	\$220	1.0%
56 ROXBOROUGH DR	190410135008200	Residential	\$949,000	\$1,084,000	14.2%	\$8,605	\$8,794	\$189	2.2%
57 ROXBOROUGH DR	190410152000250	Residential	\$1,500,000	\$2,009,000	33.9%	\$13,601	\$16,299	\$2,697	19.8%
58 ROXBOROUGH DR	190410135008100	Residential	\$1,426,000	\$1,562,000	9.5%	\$12,930	\$12,672	-\$258	-2.0%
59 ROXBOROUGH DR	190410152000300	Residential	\$2,604,000	\$3,086,000	18.5%	\$23,612	\$25,036	\$1,424	6.0%
60 ROXBOROUGH DR	190410135008000	Residential	\$1,051,000	\$1,301,000	23.8%	\$9,530	\$10,555	\$1,025	10.8%
61 ROXBOROUGH DR	190410152000400	Residential	\$1,440,000	\$1,791,000	24.4%	\$13,057	\$14,530	\$1,473	11.3%
62 ROXBOROUGH DR	190410135007900	Residential	\$912,000	\$1,087,000	19.2%	\$8,269	\$8,819	\$549	6.6%
64 ROXBOROUGH DR	190410135007800	Residential	\$1,287,000	\$1,716,000	33.3%	\$11,670	\$13,922	\$2,252	19.3%
65 ROXBOROUGH DR	190410152000500	Residential	\$1,503,000	\$1,701,000	13.2%	\$13,628	\$13,800	\$172	1.3%
67 ROXBOROUGH DR	190410152000600	Residential	\$1,629,000	\$1,868,000	14.7%	\$14,771	\$15,155	\$384	2.6%
70 ROXBOROUGH DR	190410135007750	Residential	\$1,461,000	\$1,764,000	20.7%	\$13,248	\$14,311	\$1,063	8.0%
71 ROXBOROUGH DR	190410152000700	Residential	\$1,800,000	\$2,123,000	17.9%	\$16,321	\$17,223	\$902	5.5%
77 ROXBOROUGH DR	190410152000800	Residential	\$2,891,000	\$3,627,000	25.5%	\$26,214	\$29,425	\$3,211	12.2%
83 ROXBOROUGH DR	190410152000900	Residential	\$1,536,000	\$1,792,000	16.7%	\$13,928	\$14,538	\$611	4.4%
85 ROXBOROUGH DR	190410152001000	Residential	\$1,384,000	\$1,605,000	16.0%	\$12,549	\$13,021	\$472	3.8%
87 ROXBOROUGH DR	190410152001100	Residential	\$1,416,000	\$1,619,000	14.3%	\$12,839	\$13,135	\$295	2.3%
93 ROXBOROUGH DR	190410152001200	Residential	\$2,644,000	\$3,029,000	14.6%	\$23,974	\$24,574	\$599	2.5%
94 ROXBOROUGH DR	190410135007700	Residential	\$759,000	\$1,141,000	50.3%	\$6,882	\$9,257	\$2,375	34.5%
97 ROXBOROUGH DR	190410152001300	Residential	\$3,068,000	\$3,625,000	18.2%	\$27,819	\$29,409	\$1,590	5.7%
105 ROXBOROUGH DR	190410152001800	Residential	\$1,141,000	\$1,680,000	47.2%	\$10,346	\$13,629	\$3,284	31.7%
106 ROXBOROUGH DR	190410136003600	Residential	\$1,963,000	\$2,169,000	10.5%	\$17,799	\$17,597	-\$203	-1.1%
107 ROXBOROUGH DR	190410148000600	Residential	\$1,503,000	\$1,731,000	15.2%	\$13,628	\$14,043	\$415	3.0%
108 ROXBOROUGH DR	190410136003500	Residential	\$2,063,000	\$2,476,000	20.0%	\$18,706	\$20,087	\$1,381	7.4%
109 ROXBOROUGH DR	190410148000700	Residential	\$1,185,000	\$1,322,000	11.6%	\$10,745	\$10,725	-\$20	-0.2%
110 ROXBOROUGH DR	190410136003400	Residential	\$2,353,000	\$2,503,000	6.4%	\$21,336	\$20,306	-\$1,029	-4.8%
111 ROXBOROUGH DR	190410148000800	Residential	\$922,000	\$1,119,000	21.4%	\$8,360	\$9,078	\$718	8.6%
112 ROXBOROUGH DR	190410136003300	Residential	\$1,671,000	\$1,903,000	13.9%	\$15,152	\$15,439	\$287	1.9%
114 ROXBOROUGH DR	190410136003200	Residential	\$1,724,000	\$1,990,000	15.4%	\$15,632	\$16,144	\$512	3.3%
115 ROXBOROUGH DR	190410148000900	Residential	\$987,000	\$1,185,000	20.1%	\$8,950	\$9,614	\$664	7.4%
116 ROXBOROUGH DR	190410136003100	Residential	\$1,246,000	\$1,582,000	27.0%	\$11,298	\$12,834	\$1,536	13.6%
117 ROXBOROUGH DR	190410148001000	Residential	\$985,000	\$1,088,000	10.5%	\$8,931	\$8,827	-\$105	-1.2%
118 ROXBOROUGH DR	190410136003000	Residential	\$1,200,000	\$1,542,000	28.5%	\$10,881	\$12,510	\$1,629	15.0%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
119 ROXBOROUGH DR	190410148001100	Residential	\$1,105,000	\$1,323,000	19.7%	\$10,020	\$10,733	\$714	7.1%
120 ROXBOROUGH DR	190410136002900	Residential	\$2,045,000	\$2,300,000	12.5%	\$18,543	\$18,659	\$117	0.6%
121 ROXBOROUGH DR	190410148001200	Residential	\$1,593,000	\$1,833,000	15.1%	\$14,444	\$14,871	\$426	3.0%
122 ROXBOROUGH DR	190410136002800	Residential	\$1,484,000	\$1,712,000	15.4%	\$13,456	\$13,889	\$433	3.2%
123 ROXBOROUGH DR	190410148001300	Residential	\$1,524,000	\$1,807,000	18.6%	\$13,819	\$14,660	\$841	6.1%
124 ROXBOROUGH DR	190410136002700	Residential	\$1,101,000	\$1,292,000	17.3%	\$9,983	\$10,482	\$498	5.0%
125 ROXBOROUGH DR	190410148001400	Residential	\$1,585,000	\$1,840,000	16.1%	\$14,372	\$14,928	\$556	3.9%
126 ROXBOROUGH DR	190410136002600	Residential	\$1,497,000	\$1,687,000	12.7%	\$13,574	\$13,686	\$112	0.8%
127 ROXBOROUGH DR	190410148001500	Residential	\$2,064,000	\$2,359,000	14.3%	\$18,715	\$19,138	\$423	2.3%
128 ROXBOROUGH DR	190410136002500	Residential	\$1,354,000	\$1,553,000	14.7%	\$12,277	\$12,599	\$322	2.6%
130 ROXBOROUGH DR	190410136002400	Residential	\$1,532,000	\$1,696,000	10.7%	\$13,891	\$13,759	-\$132	-1.0%
131 ROXBOROUGH DR	190410148001600	Residential	\$3,287,000	\$3,792,000	15.4%	\$29,805	\$30,764	\$959	3.2%
132 ROXBOROUGH DR	190410136002300	Residential	\$1,138,000	\$1,431,000	25.7%	\$10,319	\$11,609	\$1,291	12.5%
133 ROXBOROUGH DR	190410148001700	Residential	\$1,515,000	\$1,770,000	16.8%	\$13,737	\$14,360	\$622	4.5%
134 ROXBOROUGH DR	190410136002200	Residential	\$1,150,000	\$1,481,000	28.8%	\$10,428	\$12,015	\$1,588	15.2%
135 ROXBOROUGH DR	190410148001800	Residential	\$1,772,000	\$2,034,000	14.8%	\$16,067	\$16,501	\$434	2.7%
136 ROXBOROUGH DR	190410136002100	Residential	\$1,308,000	\$1,501,000	14.8%	\$11,860	\$12,177	\$317	2.7%
137 ROXBOROUGH DR	190410148001900	Residential	\$1,617,000	\$1,925,000	19.0%	\$14,662	\$15,617	\$955	6.5%
138 ROXBOROUGH DR	190410136002000	Residential	\$2,359,000	\$2,663,000	12.9%	\$21,390	\$21,604	\$214	1.0%
139 ROXBOROUGH DR	190410148002000	Residential	\$1,862,000	\$2,194,000	17.8%	\$16,884	\$17,799	\$916	5.4%
148 ROXBOROUGH DR	190410137003700	Residential	\$3,826,000	\$4,106,000	7.3%	\$34,692	\$33,311	-\$1,381	-4.0%
150 ROXBOROUGH DR	190410137003600	Residential	\$2,211,000	\$2,554,000	15.5%	\$20,048	\$20,720	\$672	3.4%
152 ROXBOROUGH DR	190410137003500	Residential	\$2,282,000	\$2,608,000	14.3%	\$20,692	\$21,158	\$466	2.3%
154 ROXBOROUGH DR	190410137003400	Residential	\$1,483,000	\$1,729,000	16.6%	\$13,447	\$14,027	\$580	4.3%
161 ROXBOROUGH DR	190410147000300	Residential	\$1,766,000	\$1,994,000	12.9%	\$16,013	\$16,177	\$164	1.0%
163 ROXBOROUGH DR	190410147000400	Residential	\$1,474,000	\$1,736,000	17.8%	\$13,365	\$14,084	\$718	5.4%
165 ROXBOROUGH DR	190410147000500	Residential	\$1,853,000	\$2,184,000	17.9%	\$16,802	\$17,718	\$916	5.5%
166 ROXBOROUGH DR	190410145005800	Residential	\$2,665,000	\$2,991,000	12.2%	\$24,165	\$24,265	\$101	0.4%
167 ROXBOROUGH DR	190410147000600	Residential	\$1,786,000	\$2,033,000	13.8%	\$16,194	\$16,493	\$299	1.8%
169 ROXBOROUGH DR	190410147000700	Residential	\$1,860,000	\$2,210,000	18.8%	\$16,865	\$17,929	\$1,064	6.3%
170 ROXBOROUGH DR	190410145005700	Residential	\$3,573,000	\$3,898,000	9.1%	\$32,398	\$31,624	-\$774	-2.4%
171 ROXBOROUGH DR	190410147000800	Residential	\$2,651,000	\$3,077,000	16.1%	\$24,038	\$24,963	\$925	3.8%
172 ROXBOROUGH DR	190410145005600	Residential	\$1,636,000	\$1,829,000	11.8%	\$14,834	\$14,838	\$4	0.0%
173 ROXBOROUGH DR	190410147000900	Residential	\$1,721,000	\$2,197,000	27.7%	\$15,605	\$17,824	\$2,219	14.2%
175 ROXBOROUGH DR	190410147001000	Residential	\$1,633,000	\$1,794,000	9.9%	\$14,807	\$14,554	-\$253	-1.7%
177 ROXBOROUGH DR	190410147001100	Residential	\$1,493,000	\$1,818,000	21.8%	\$13,538	\$14,749	\$1,211	8.9%
179 ROXBOROUGH DR	190410147001150	Residential	\$2,044,000	\$2,335,000	14.2%	\$18,534	\$18,943	\$410	2.2%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
181 ROXBOROUGH DR	190410147001250	Residential	\$1,775,000	\$2,298,000	29.5%	\$16,095	\$18,643	\$2,549	15.8%
183 ROXBOROUGH DR	190410147001300	Residential	\$1,833,000	\$2,291,000	25.0%	\$16,621	\$18,586	\$1,966	11.8%
184 ROXBOROUGH DR	190410145005500	Residential	\$4,371,000	\$4,766,000	9.0%	\$39,634	\$38,666	-\$968	-2.4%
185 ROXBOROUGH DR	190410147001400	Residential	\$1,727,000	\$2,228,000	29.0%	\$15,659	\$18,075	\$2,416	15.4%
187 ROXBOROUGH DR	190410147001500	Residential	\$2,272,000	\$2,519,000	10.9%	\$20,601	\$20,436	-\$165	-0.8%
188 ROXBOROUGH DR	190410145005400	Residential	\$3,235,000	\$3,502,000	8.3%	\$29,333	\$28,411	-\$922	-3.1%
190 ROXBOROUGH DR	190410145005300	Residential	\$5,227,000	\$5,628,000	7.7%	\$47,395	\$45,659	-\$1,737	-3.7%
194 ROXBOROUGH DR	190410145005100	Residential	\$5,270,000	\$6,438,000	22.2%	\$47,785	\$52,230	\$4,445	9.3%
196 ROXBOROUGH DR	190410145004900	Residential	\$2,318,000	\$2,574,000	11.0%	\$21,018	\$20,882	-\$136	-0.6%
200 ROXBOROUGH DR	190410145004700	Residential	\$4,627,000	\$4,838,000	4.6%	\$41,955	\$39,250	-\$2,705	-6.4%
202 ROXBOROUGH DR	190410145004600	Residential	\$5,833,000	\$6,709,000	15.0%	\$52,890	\$54,429	\$1,538	2.9%
206 ROXBOROUGH DR	190410145004500	Residential	\$2,591,000	\$2,905,000	12.1%	\$23,494	\$23,568	\$74	0.3%
208 ROXBOROUGH DR	190410145004400	Residential	\$2,800,000	\$3,396,000	21.3%	\$25,389	\$27,551	\$2,162	8.5%
Totals			\$170,704,000	\$198,313,000		\$1,547,844	\$1,608,869	\$61,024	
Average			\$1,962,115	\$2,279,460	17.6%	\$17,791	\$18,493	\$701	5.2%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
1 SCHOLFIELD AVE	190410136000100	Residential	\$1,012,000	\$1,169,000	15.5%	\$9,176	\$9,484	\$308	3.4%
2 SCHOLFIELD AVE	190410135004300	Residential	\$1,139,000	\$1,515,000	33.0%	\$10,328	\$12,291	\$1,963	19.0%
3 SCHOLFIELD AVE	190410136000200	Residential	\$1,231,000	\$1,476,000	19.9%	\$11,162	\$11,974	\$812	7.3%
5 SCHOLFIELD AVE	190410136000300	Residential	\$1,273,000	\$1,470,000	15.5%	\$11,543	\$11,926	\$383	3.3%
7 SCHOLFIELD AVE	190410136000400	Residential	\$1,358,000	\$1,585,000	16.7%	\$12,314	\$12,859	\$545	4.4%
9 SCHOLFIELD AVE	190410136000500	Residential	\$1,599,000	\$1,874,000	17.2%	\$14,499	\$15,203	\$705	4.9%
38 SCHOLFIELD AVE	190410135004100	Residential	\$1,482,000	\$1,734,000	17.0%	\$13,438	\$14,068	\$630	4.7%
40 SCHOLFIELD AVE	190410135004000	Residential	\$1,480,000	\$1,682,000	13.6%	\$13,420	\$13,646	\$226	1.7%
42 SCHOLFIELD AVE	190410135003900	Residential	\$1,427,000	\$1,655,000	16.0%	\$12,939	\$13,427	\$487	3.8%
Totals			\$12,001,000	\$14,160,000		\$108,819	\$114,878	\$6,059	
Average			\$1,333,444	\$1,573,333	18.3%	\$12,091	\$12,764	\$673	5.8%



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

Ward 27 - North Rosedale

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Address	Roll Number	Tax Class	June-04	Jan-05	% Chng	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
3 ST ANDREWS GDNS	190410138000100	Residential	\$1,027,000	\$1,187,000	15.6%	\$9,312	\$9,630	\$318	3.4%
5 ST ANDREWS GDNS	190410138000200	Residential	\$1,013,000	\$1,179,000	16.4%	\$9,185	\$9,565	\$380	4.1%
7 ST ANDREWS GDNS	190410138000300	Residential	\$1,024,000	\$1,176,000	14.8%	\$9,285	\$9,541	\$256	2.8%
8 ST ANDREWS GDNS	190410139005600	Residential	\$1,103,000	\$1,287,000	16.7%	\$10,001	\$10,441	\$440	4.4%
10 ST ANDREWS GDNS	190410139005500	Residential	\$1,028,000	\$1,173,000	14.1%	\$9,321	\$9,516	\$195	2.1%
11 ST ANDREWS GDNS	190410138000400	Residential	\$956,000	\$1,221,000	27.7%	\$8,668	\$9,906	\$1,237	14.3%
12 ST ANDREWS GDNS	190410139005400	Residential	\$1,153,000	\$1,258,000	9.1%	\$10,455	\$10,206	-\$249	-2.4%
14 ST ANDREWS GDNS	190410139005300	Residential	\$1,380,000	\$1,396,000	1.2%	\$12,513	\$11,325	-\$1,188	-9.5%
15 ST ANDREWS GDNS	190410138000500	Residential	\$962,000	\$1,227,000	27.5%	\$8,723	\$9,954	\$1,232	14.1%
16 ST ANDREWS GDNS	190410139005200	Residential	\$1,441,000	\$1,519,000	5.4%	\$13,066	\$12,323	-\$743	-5.7%
17 ST ANDREWS GDNS	190410138000600	Residential	\$1,251,000	\$1,454,000	16.2%	\$11,343	\$11,796	\$453	4.0%
19 ST ANDREWS GDNS	190410138000700	Residential	\$1,220,000	\$1,426,000	16.9%	\$11,062	\$11,569	\$507	4.6%
20 ST ANDREWS GDNS	190410139005100	Residential	\$926,000	\$1,413,000	52.6%	\$8,396	\$11,463	\$3,067	36.5%
21 ST ANDREWS GDNS	190410138000800	Residential	\$1,238,000	\$1,604,000	29.6%	\$11,225	\$13,013	\$1,787	15.9%
22 ST ANDREWS GDNS	190410139005000	Residential	\$1,118,000	\$1,283,000	14.8%	\$10,137	\$10,409	\$271	2.7%
23 ST ANDREWS GDNS	190410138000900	Residential	\$1,197,000	\$1,396,000	16.6%	\$10,854	\$11,325	\$472	4.3%
24 ST ANDREWS GDNS	190410139004900	Residential	\$892,000	\$1,279,000	43.4%	\$8,088	\$10,376	\$2,288	28.3%
25 ST ANDREWS GDNS	190410138001000	Residential	\$2,026,000	\$3,144,000	55.2%	\$18,371	\$25,507	\$7,136	38.8%
26 ST ANDREWS GDNS	190410139004800	Residential	\$1,102,000	\$1,271,000	15.3%	\$9,992	\$10,311	\$319	3.2%
27 ST ANDREWS GDNS	190410138001100	Residential	\$1,702,000	\$2,502,000	47.0%	\$15,433	\$20,298	\$4,865	31.5%
28 ST ANDREWS GDNS	190410139004700	Residential	\$888,000	\$1,210,000	36.3%	\$8,052	\$9,816	\$1,765	21.9%
29 ST ANDREWS GDNS	190410138001200	Residential	\$1,098,000	\$1,258,000	14.6%	\$9,956	\$10,206	\$250	2.5%
30 ST ANDREWS GDNS	190410139004600	Residential	\$976,000	\$1,206,000	23.6%	\$8,850	\$9,784	\$934	10.6%
31 ST ANDREWS GDNS	190410138001300	Residential	\$999,000	\$1,217,000	21.8%	\$9,058	\$9,873	\$815	9.0%
32 ST ANDREWS GDNS	190410139004500	Residential	\$1,081,000	\$1,320,000	22.1%	\$9,802	\$10,709	\$907	9.3%
33 ST ANDREWS GDNS	190410138001400	Residential	\$1,192,000	\$1,474,000	23.7%	\$10,808	\$11,958	\$1,150	10.6%
34 ST ANDREWS GDNS	190410139004400	Residential	\$1,003,000	\$1,224,000	22.0%	\$9,095	\$9,930	\$835	9.2%
35 ST ANDREWS GDNS	190410138001500	Residential	\$1,272,000	\$1,467,000	15.3%	\$11,534	\$11,901	\$368	3.2%
36 ST ANDREWS GDNS	190410139004300	Residential	\$1,210,000	\$1,341,000	10.8%	\$10,972	\$10,879	-\$92	-0.8%
37 ST ANDREWS GDNS	190410138001600	Residential	\$1,091,000	\$1,296,000	18.8%	\$9,893	\$10,514	\$622	6.3%
38 ST ANDREWS GDNS	190410139004200	Residential	\$1,166,000	\$1,402,000	20.2%	\$10,573	\$11,374	\$802	7.6%
39 ST ANDREWS GDNS	190410138001700	Residential	\$1,214,000	\$1,532,000	26.2%	\$11,008	\$12,429	\$1,421	12.9%
40 ST ANDREWS GDNS	190410139004100	Residential	\$1,197,000	\$1,468,000	22.6%	\$10,854	\$11,910	\$1,056	9.7%
41 ST ANDREWS GDNS	190410138001800	Residential	\$1,795,000	\$2,078,000	15.8%	\$16,276	\$16,858	\$582	3.6%
42 ST ANDREWS GDNS	190410139004000	Residential	\$980,000	\$1,263,000	28.9%	\$8,886	\$10,246	\$1,360	15.3%
44 ST ANDREWS GDNS	190410139003900	Residential	\$1,101,000	\$1,277,000	16.0%	\$9,983	\$10,360	\$377	3.8%
46 ST ANDREWS GDNS	190410139003800	Residential	\$1,183,000	\$1,383,000	16.9%	\$10,727	\$11,220	\$493	4.6%



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

Ward 27 - North Rosedale

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Address	Roll Number	Tax Class	June-04	Jan-05	% Chng	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
48 ST ANDREWS GDNS	190410139003700	Residential	\$1,434,000	\$1,660,000	15.8%	\$13,003	\$13,467	\$465	3.6%
49 ST ANDREWS GDNS	190410138001900	Residential	\$1,452,000	\$1,712,000	17.9%	\$13,166	\$13,889	\$723	5.5%
50 ST ANDREWS GDNS	190410139003600	Residential	\$1,255,000	\$1,451,000	15.6%	\$11,380	\$11,772	\$392	3.4%
51 ST ANDREWS GDNS	190410138002000	Residential	\$1,240,000	\$1,410,000	13.7%	\$11,244	\$11,439	\$195	1.7%
52 ST ANDREWS GDNS	190410139003500	Residential	\$1,013,000	\$1,190,000	17.5%	\$9,185	\$9,654	\$469	5.1%
53 ST ANDREWS GDNS	190410138002100	Residential	\$1,064,000	\$1,239,000	16.4%	\$9,648	\$10,052	\$404	4.2%
54 ST ANDREWS GDNS	190410139003400	Residential	\$1,362,000	\$1,561,000	14.6%	\$12,350	\$12,664	\$314	2.5%
55 ST ANDREWS GDNS	190410138002200	Residential	\$1,139,000	\$1,311,000	15.1%	\$10,328	\$10,636	\$308	3.0%
56 ST ANDREWS GDNS	190410139003300	Residential	\$1,400,000	\$1,694,000	21.0%	\$12,694	\$13,743	\$1,049	8.3%
57 ST ANDREWS GDNS	190410138002300	Residential	\$1,019,000	\$1,189,000	16.7%	\$9,240	\$9,646	\$406	4.4%
58 ST ANDREWS GDNS	190410139003200	Residential	\$1,399,000	\$1,621,000	15.9%	\$12,685	\$13,151	\$466	3.7%
60 ST ANDREWS GDNS	190410139003100	Residential	\$1,136,000	\$1,263,000	11.2%	\$10,301	\$10,246	-\$54	-0.5%
62 ST ANDREWS GDNS	190410139003000	Residential	\$1,022,000	\$1,232,000	20.5%	\$9,267	\$9,995	\$728	7.9%
64 ST ANDREWS GDNS	190410139002900	Residential	\$999,000	\$1,134,000	13.5%	\$9,058	\$9,200	\$142	1.6%
Totals			\$60,139,000	\$72,478,000		\$545,306	\$587,995	\$42,695	
Average			\$1,179,196	\$1,421,137	20.3%	\$10,692	\$11,529	\$837	7.7%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
14 STANDISH AVE	190410142002800	Residential	\$692,000	\$833,000	20.4%	\$6,275	\$6,758	\$483	7.7%
18 STANDISH AVE	190410142002700	Residential	\$548,000	\$678,000	23.7%	\$4,969	\$5,500	\$532	10.7%
22 STANDISH AVE	190410142002600	Residential	\$553,000	\$692,000	25.1%	\$5,014	\$5,614	\$600	12.0%
23 STANDISH AVE	190410143000100	Residential	\$607,000	\$749,000	23.4%	\$5,504	\$6,076	\$573	10.4%
25 STANDISH AVE	190410143000200	Residential	\$643,000	\$788,000	22.6%	\$5,830	\$6,393	\$563	9.6%
26 STANDISH AVE	190410142002500	Residential	\$489,000	\$608,000	24.3%	\$4,434	\$4,933	\$499	11.2%
27 STANDISH AVE	190410143000300	Residential	\$644,000	\$781,000	21.3%	\$5,839	\$6,336	\$497	8.5%
28 STANDISH AVE	190410142002400	Residential	\$698,000	\$835,000	19.6%	\$6,329	\$6,774	\$445	7.0%
29 STANDISH AVE	190410143000400	Residential	\$549,000	\$676,000	23.1%	\$4,978	\$5,484	\$506	10.2%
30 STANDISH AVE	190410142002300	Residential	\$678,000	\$827,000	22.0%	\$6,148	\$6,709	\$562	9.1%
31 STANDISH AVE	190410143000500	Residential	\$630,000	\$756,000	20.0%	\$5,712	\$6,133	\$421	7.4%
32 STANDISH AVE	190410142002200	Residential	\$643,000	\$778,000	21.0%	\$5,830	\$6,312	\$481	8.3%
33 STANDISH AVE	190410143000600	Residential	\$495,000	\$608,000	22.8%	\$4,488	\$4,933	\$444	9.9%
34 STANDISH AVE	190410142002100	Residential	\$545,000	\$664,000	21.8%	\$4,942	\$5,387	\$445	9.0%
35 STANDISH AVE	190410143000700	Residential	\$494,000	\$606,000	22.7%	\$4,479	\$4,916	\$437	9.8%
36 STANDISH AVE	190410142002000	Residential	\$535,000	\$645,000	20.6%	\$4,851	\$5,233	\$382	7.9%
37 STANDISH AVE	190410143000800	Residential	\$599,000	\$698,000	16.5%	\$5,431	\$5,663	\$231	4.3%
38 STANDISH AVE	190410142001900	Residential	\$403,000	\$600,000	48.9%	\$3,654	\$4,868	\$1,214	33.2%
39 STANDISH AVE	190410143000900	Residential	\$618,000	\$720,000	16.5%	\$5,604	\$5,841	\$238	4.2%
40 STANDISH AVE	190410142001800	Residential	\$803,000	\$969,000	20.7%	\$7,281	\$7,861	\$580	8.0%
41 STANDISH AVE	190410143001000	Residential	\$490,000	\$607,000	23.9%	\$4,443	\$4,924	\$481	10.8%
42 STANDISH AVE	190410142001700	Residential	\$512,000	\$624,000	21.9%	\$4,643	\$5,062	\$420	9.0%
43 STANDISH AVE	190410143001100	Residential	\$488,000	\$601,000	23.2%	\$4,425	\$4,876	\$451	10.2%
44 STANDISH AVE	190410142001600	Residential	\$692,000	\$833,000	20.4%	\$6,275	\$6,758	\$483	7.7%
45 STANDISH AVE	190410143001200	Residential	\$532,000	\$642,000	20.7%	\$4,824	\$5,208	\$385	8.0%
46A STANDISH AVE	190410142001550	Residential	\$675,000	\$838,000	24.1%	\$6,121	\$6,799	\$678	11.1%
46 STANDISH AVE	190410142001560	Residential	\$675,000	\$838,000	24.1%	\$6,121	\$6,799	\$678	11.1%
48 STANDISH AVE	190410142001400	Residential	\$522,000	\$633,000	21.3%	\$4,733	\$5,135	\$402	8.5%
49 STANDISH AVE	190410143001300	Residential	\$458,000	\$582,000	27.1%	\$4,153	\$4,722	\$569	13.7%
50 STANDISH AVE	190410142001300	Residential	\$492,000	\$608,000	23.6%	\$4,461	\$4,933	\$471	10.6%
51 STANDISH AVE	190410143001400	Residential	\$448,000	\$555,000	23.9%	\$4,062	\$4,503	\$440	10.8%
52 STANDISH AVE	190410142001200	Residential	\$595,000	\$718,000	20.7%	\$5,395	\$5,825	\$430	8.0%
53 STANDISH AVE	190410143001500	Residential	\$440,000	\$551,000	25.2%	\$3,990	\$4,470	\$480	12.0%
54 STANDISH AVE	190410142001100	Residential	\$486,000	\$601,000	23.7%	\$4,407	\$4,876	\$469	10.6%
56 STANDISH AVE	190410142001000	Residential	\$482,000	\$596,000	23.7%	\$4,371	\$4,835	\$465	10.6%
57 STANDISH AVE	190410143001600	Residential	\$508,000	\$613,000	20.7%	\$4,606	\$4,973	\$367	8.0%
58 STANDISH AVE	190410142000900	Residential	\$728,000	\$887,000	21.8%	\$6,601	\$7,196	\$595	9.0%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
59 STANDISH AVE	190410143001700	Residential	\$459,000	\$569,000	24.0%	\$4,162	\$4,616	\$454	10.9%
60 STANDISH AVE	190410142000800	Residential	\$506,000	\$621,000	22.7%	\$4,588	\$5,038	\$450	9.8%
61 STANDISH AVE	190410143001800	Residential	\$633,000	\$775,000	22.4%	\$5,740	\$6,287	\$548	9.5%
62 STANDISH AVE	190410142000700	Residential	\$499,000	\$613,000	22.8%	\$4,525	\$4,973	\$448	9.9%
63 STANDISH AVE	190410143001900	Residential	\$425,000	\$534,000	25.6%	\$3,854	\$4,332	\$479	12.4%
64 STANDISH AVE	190410142000600	Residential	\$509,000	\$622,000	22.2%	\$4,615	\$5,046	\$431	9.3%
66 STANDISH AVE	190410142000500	Residential	\$499,000	\$613,000	22.8%	\$4,525	\$4,973	\$448	9.9%
68 STANDISH AVE	190410142000400	Residential	\$628,000	\$755,000	20.2%	\$5,694	\$6,125	\$431	7.6%
69 STANDISH AVE	190410143002000	Residential	\$758,000	\$909,000	19.9%	\$6,873	\$7,375	\$501	7.3%
70 STANDISH AVE	190410142000300	Residential	\$646,000	\$780,000	20.7%	\$5,858	\$6,328	\$470	8.0%
72 STANDISH AVE	190410142000200	Residential	\$348,000	\$453,000	30.2%	\$3,155	\$3,675	\$520	16.5%
74 STANDISH AVE	190410142000100	Residential	\$369,000	\$497,000	34.7%	\$3,346	\$4,032	\$686	20.5%
Totals			\$27,368,000	\$33,579,000		\$248,158	\$272,418	\$24,263	
Average			\$558,531	\$685,286	23.2%	\$5,064	\$5,560	\$495	10.2%



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Ward 27 - North Rosedale

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Address	Roll Number	Tax Class	June-04	Jan-05	% Chng in CVA	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
391 SUMMERHILL AVE	190410139001000	Residential	\$562,000	\$713,000	26.9%	\$5,096	\$5,784	\$689	13.5%
392 SUMMERHILL AVE	190410140003200	Residential	\$343,000	\$431,000	25.7%	\$3,110	\$3,497	\$386	12.4%
393 SUMMERHILL AVE	190410139001100	Residential	\$529,000	\$677,000	28.0%	\$4,797	\$5,492	\$696	14.5%
394 SUMMERHILL AVE	190410140003100	Residential	\$321,000	\$415,000	29.3%	\$2,911	\$3,367	\$456	15.7%
396 SUMMERHILL AVE	190410140003000	Residential	\$433,000	\$540,000	24.7%	\$3,926	\$4,381	\$455	11.6%
398 SUMMERHILL AVE	190410140002900	Residential	\$314,000	\$401,000	27.7%	\$2,847	\$3,253	\$406	14.3%
400 SUMMERHILL AVE	190410140002850	Residential	\$272,800	\$512,800	88.0%	\$2,474	\$4,160	\$1,687	68.2%
400 SUMMERHILL AVE	190410140002850	Commercial	\$68,200	\$128,200	88.0%	\$3,072	\$5,161	\$2,090	68.0%
402 SUMMERHILL AVE	190410140002820	Commercial	\$166,915	\$199,610	19.6%	\$7,518	\$8,036	\$518	6.9%
402 SUMMERHILL AVE	190410140002820	Residential	\$221,085	\$264,390	19.6%	\$2,005	\$2,145	\$140	7.0%
404 SUMMERHILL AVE	190410140002750	Commercial	\$196,255	\$232,770	18.6%	\$8,839	\$9,371	\$532	6.0%
404 SUMMERHILL AVE	190410140002750	Residential	\$190,745	\$226,230	18.6%	\$1,730	\$1,835	\$106	6.1%
406 SUMMERHILL AVE	190410140002700	Commercial	\$380,000	\$432,000	13.7%	\$17,114	\$17,392	\$277	1.6%
408 SUMMERHILL AVE	190410140002600	Commercial	\$344,000	\$412,000	19.8%	\$15,493	\$16,586	\$1,093	7.1%
410 SUMMERHILL AVE	190410140002500	Residential	\$107,450	\$127,975	19.1%	\$974	\$1,038	\$64	6.6%
410 SUMMERHILL AVE	190410140002500	Commercial	\$248,550	\$296,025	19.1%	\$11,194	\$11,917	\$723	6.5%
412 SUMMERHILL AVE	190410140002400	Commercial	\$307,600	\$369,680	20.2%	\$13,854	\$14,883	\$1,029	7.4%
412 SUMMERHILL AVE	190410140002400	Residential	\$133,400	\$160,320	20.2%	\$1,210	\$1,301	\$91	7.5%
418 SUMMERHILL AVE	190410140002100	Commercial	\$458,465	\$477,455	4.1%	\$20,648	\$19,222	-\$1,427	-6.9%
418 SUMMERHILL AVE	190410140002100	Residential	\$869,535	\$905,545	4.1%	\$7,884	\$7,347	-\$538	-6.8%
428 SUMMERHILL AVE	190410140002000	Commercial	\$365,130	\$436,695	19.6%	\$16,445	\$17,581	\$1,136	6.9%
428 SUMMERHILL AVE	190410140002000	Residential	\$134,870	\$161,305	19.6%	\$1,223	\$1,309	\$86	7.0%
436 SUMMERHILL AVE	190410140001800	Commercial	\$906,885	\$1,022,720	12.8%	\$40,844	\$41,173	\$329	0.8%
436 SUMMERHILL AVE	190410140001800	Residential	\$9,115	\$10,280	12.8%	\$83	\$83	\$1	0.9%
438 SUMMERHILL AVE	190410140001700	Commercial	\$610,000	\$409,000	-33.0%	\$27,473	\$16,466	-\$11,007	-40.1%
442 SUMMERHILL AVE	190410140001600	Commercial	\$576,000	\$574,000	-0.3%	\$25,942	\$23,108	-\$2,834	-10.9%
444 SUMMERHILL AVE	190410140001500	Commercial	\$633,000	\$632,000	-0.2%	\$28,509	\$25,443	-\$3,066	-10.8%
446 SUMMERHILL AVE	190410140001400	Commercial	\$2,058,000	\$2,322,000	12.8%	\$92,688	\$93,480	\$792	0.9%
464 SUMMERHILL AVE	190410140001300	Multi-Residential	\$1,952,000	\$2,086,000	6.9%	\$49,971	\$49,045	-\$926	-1.9%
468 SUMMERHILL AVE	190410140001200	Multi-Residential	\$3,798,000	\$4,105,000	8.1%	\$97,229	\$96,514	-\$714	-0.7%
474 SUMMERHILL AVE	190410140001100	Residential	\$503,000	\$625,000	24.3%	\$4,561	\$5,070	\$510	11.2%
476 SUMMERHILL AVE	190410140001000	Residential	\$541,000	\$674,000	24.6%	\$4,905	\$5,468	\$563	11.5%
478 SUMMERHILL AVE	190410140000900	Residential	\$700,000	\$844,000	20.6%	\$6,347	\$6,847	\$500	7.9%
480 SUMMERHILL AVE	190410140000800	Residential	\$587,000	\$714,000	21.6%	\$5,323	\$5,793	\$470	8.8%
481 SUMMERHILL AVE	190410139001300	Residential	\$647,000	\$850,000	31.4%	\$5,867	\$6,896	\$1,029	17.5%
482 SUMMERHILL AVE	190410140000700	Residential	\$691,000	\$849,000	22.9%	\$6,266	\$6,888	\$622	9.9%
483 SUMMERHILL AVE	190410139001400	Residential	\$595,000	\$687,000	15.5%	\$5,395	\$5,573	\$178	3.3%



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
485 SUMMERHILL AVE	190410139001500	Residential	\$775,000	\$956,000	23.4%	\$7,027	\$7,756	\$729	10.4%
490 SUMMERHILL AVE	190410141006500	Residential	\$835,000	\$1,005,000	20.4%	\$7,571	\$8,153	\$582	7.7%
492 SUMMERHILL AVE	190410141006400	Residential	\$629,000	\$765,000	21.6%	\$5,703	\$6,206	\$503	8.8%
494 SUMMERHILL AVE	190410141006300	Residential	\$741,000	\$897,000	21.1%	\$6,719	\$7,277	\$558	8.3%
Totals			\$24,754,000	\$28,547,000		\$582,787	\$582,297	-\$486	
Average			\$603,756	\$696,268	20.5%	\$14,214	\$14,202	-\$12	7.9%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
5 WHITEHALL RD	190410134000200	Residential	\$789,000	\$957,000	21.3%	\$7,154	\$7,764	\$610	8.5%
6 WHITEHALL RD	190410131002000	Residential	\$901,000	\$1,032,000	14.5%	\$8,170	\$8,372	\$203	2.5%
9 WHITEHALL RD	190410134000300	Residential	\$780,000	\$940,000	20.5%	\$7,073	\$7,626	\$553	7.8%
10 WHITEHALL RD	190410131001900	Residential	\$755,000	\$857,000	13.5%	\$6,846	\$6,953	\$107	1.6%
11 WHITEHALL RD	190410134000400	Residential	\$1,238,000	\$1,488,000	20.2%	\$11,225	\$12,072	\$846	7.5%
14 WHITEHALL RD	190410131001800	Residential	\$797,000	\$902,000	13.2%	\$7,227	\$7,318	\$91	1.3%
15 WHITEHALL RD	190410134000500	Residential	\$1,265,000	\$1,516,000	19.8%	\$11,470	\$12,299	\$829	7.2%
18 WHITEHALL RD	190410131001700	Residential	\$735,000	\$834,000	13.5%	\$6,665	\$6,766	\$102	1.5%
19 WHITEHALL RD	190410134000600	Residential	\$786,000	\$953,000	21.2%	\$7,127	\$7,731	\$604	8.5%
20 WHITEHALL RD	190410131001600	Residential	\$686,000	\$846,000	23.3%	\$6,220	\$6,863	\$643	10.3%
22 WHITEHALL RD	190410131001500	Residential	\$710,000	\$856,000	20.6%	\$6,438	\$6,945	\$507	7.9%
23 WHITEHALL RD	190410134000700	Residential	\$818,000	\$979,000	19.7%	\$7,417	\$7,942	\$525	7.1%
24 WHITEHALL RD	190410131001400	Residential	\$782,000	\$891,000	13.9%	\$7,091	\$7,229	\$138	1.9%
25 WHITEHALL RD	190410134000800	Residential	\$836,000	\$1,008,000	20.6%	\$7,580	\$8,178	\$597	7.9%
26 WHITEHALL RD	190410131001300	Residential	\$782,000	\$881,000	12.7%	\$7,091	\$7,147	\$57	0.8%
27 WHITEHALL RD	190410134000900	Residential	\$836,000	\$994,000	18.9%	\$7,580	\$8,064	\$484	6.4%
28 WHITEHALL RD	190410131001200	Residential	\$721,000	\$792,000	9.8%	\$6,538	\$6,425	-\$112	-1.7%
29 WHITEHALL RD	190410134001000	Residential	\$1,131,000	\$1,176,000	4.0%	\$10,255	\$9,541	-\$715	-7.0%
30 WHITEHALL RD	190410131001100	Residential	\$732,000	\$830,000	13.4%	\$6,637	\$6,734	\$96	1.5%
31 WHITEHALL RD	190410134001100	Residential	\$848,000	\$1,007,000	18.8%	\$7,689	\$8,170	\$480	6.2%
32 WHITEHALL RD	190410131001000	Residential	\$728,000	\$825,000	13.3%	\$6,601	\$6,693	\$92	1.4%
33 WHITEHALL RD	190410134001200	Residential	\$816,000	\$971,000	19.0%	\$7,399	\$7,878	\$479	6.5%
34-36 WHITEHALL RD	190410131000900	Residential	\$787,000	\$972,000	23.5%	\$7,136	\$7,886	\$750	10.5%
35 WHITEHALL RD	190410134001300	Residential	\$833,000	\$990,000	18.8%	\$7,553	\$8,032	\$478	6.3%
38 WHITEHALL RD	190410131000800	Residential	\$783,000	\$923,000	17.9%	\$7,100	\$7,488	\$388	5.5%
39 WHITEHALL RD	190410134001400	Residential	\$849,000	\$1,005,000	18.4%	\$7,698	\$8,153	\$455	5.9%
40 WHITEHALL RD	190410131000700	Residential	\$797,000	\$938,000	17.7%	\$7,227	\$7,610	\$383	5.3%
43 WHITEHALL RD	190410134001500	Residential	\$836,000	\$995,000	19.0%	\$7,580	\$8,072	\$492	6.5%
44 WHITEHALL RD	190410131000600	Residential	\$792,000	\$935,000	18.1%	\$7,181	\$7,585	\$404	5.6%
46A WHITEHALL RD	190410131000500	Residential	\$938,000	\$1,067,000	13.8%	\$8,505	\$8,656	\$151	1.8%
47 WHITEHALL RD	190410134001600	Residential	\$1,080,000	\$1,137,000	5.3%	\$9,793	\$9,224	-\$569	-5.8%
48 WHITEHALL RD	190410131000400	Residential	\$784,000	\$926,000	18.1%	\$7,109	\$7,512	\$404	5.7%
52 WHITEHALL RD	190410131000300	Residential	\$708,000	\$806,000	13.8%	\$6,420	\$6,539	\$119	1.9%
54 WHITEHALL RD	190410131000200	Residential	\$707,000	\$805,000	13.9%	\$6,411	\$6,531	\$120	1.9%
58 WHITEHALL RD	190410131000100	Residential	\$676,000	\$776,000	14.8%	\$6,130	\$6,296	\$166	2.7%
62 WHITEHALL RD	190410132001400	Residential	\$867,000	\$1,007,000	16.1%	\$7,861	\$8,170	\$308	3.9%
64 WHITEHALL RD	190410132001300	Residential	\$700,000	\$801,000	14.4%	\$6,347	\$6,498	\$151	2.4%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
66 WHITEHALL RD	190410132001200	Residential	\$733,000	\$833,000	13.6%	\$6,646	\$6,758	\$112	1.7%
70 WHITEHALL RD	190410132001100	Residential	\$779,000	\$891,000	14.4%	\$7,064	\$7,229	\$165	2.3%
74 WHITEHALL RD	190410132001000	Residential	\$768,000	\$873,000	13.7%	\$6,964	\$7,082	\$119	1.7%
78 WHITEHALL RD	190410132000900	Residential	\$708,000	\$808,000	14.1%	\$6,420	\$6,555	\$135	2.1%
79 WHITEHALL RD	190410133000200	Residential	\$824,000	\$978,000	18.7%	\$7,472	\$7,934	\$463	6.2%
81 WHITEHALL RD	190410133000300	Residential	\$890,000	\$1,018,000	14.4%	\$8,070	\$8,259	\$189	2.3%
82 WHITEHALL RD	190410132000800	Residential	\$718,000	\$884,000	23.1%	\$6,510	\$7,172	\$661	10.2%
83 WHITEHALL RD	190410133000400	Residential	\$1,022,000	\$1,066,000	4.3%	\$9,267	\$8,648	-\$619	-6.7%
84 WHITEHALL RD	190410132000700	Residential	\$729,000	\$825,000	13.2%	\$6,610	\$6,693	\$83	1.3%
85 WHITEHALL RD	190410133000500	Residential	\$964,000	\$1,187,000	23.1%	\$8,741	\$9,630	\$889	10.2%
87 WHITEHALL RD	190410133000600	Residential	\$813,000	\$962,000	18.3%	\$7,372	\$7,805	\$433	5.9%
88 WHITEHALL RD	190410132000600	Residential	\$762,000	\$870,000	14.2%	\$6,909	\$7,058	\$149	2.2%
89 WHITEHALL RD	190410133000700	Residential	\$957,000	\$1,136,000	18.7%	\$8,678	\$9,216	\$539	6.2%
92 WHITEHALL RD	190410132000500	Residential	\$735,000	\$834,000	13.5%	\$6,665	\$6,766	\$102	1.5%
93 WHITEHALL RD	190410133000800	Residential	\$720,000	\$855,000	18.8%	\$6,529	\$6,936	\$408	6.2%
95 WHITEHALL RD	190410133000900	Residential	\$911,000	\$1,067,000	17.1%	\$8,260	\$8,656	\$396	4.8%
96 WHITEHALL RD	190410132000400	Residential	\$720,000	\$806,000	11.9%	\$6,529	\$6,539	\$10	0.2%
97 WHITEHALL RD	190410133001000	Residential	\$906,000	\$1,053,000	16.2%	\$8,215	\$8,543	\$328	4.0%
98 WHITEHALL RD	190410132000300	Residential	\$717,000	\$808,000	12.7%	\$6,501	\$6,555	\$54	0.8%
99 WHITEHALL RD	190410133001100	Residential	\$719,000	\$890,000	23.8%	\$6,519	\$7,220	\$701	10.8%
100 WHITEHALL RD	190410132000200	Residential	\$714,000	\$790,000	10.6%	\$6,474	\$6,409	-\$65	-1.0%
103 WHITEHALL RD	190410133001200	Residential	\$815,000	\$923,000	13.3%	\$7,390	\$7,488	\$98	1.3%
104 WHITEHALL RD	190410132000100	Residential	\$694,000	\$781,000	12.5%	\$6,293	\$6,336	\$43	0.7%
105 WHITEHALL RD	190410133001300	Residential	\$953,000	\$1,161,900	21.9%	\$8,641	\$9,426	\$785	9.1%
Totals			\$49,880,000	\$57,917,900		\$452,283	\$469,875	\$17,594	
Average			\$817,705	\$949,474	16.2%	\$7,414	\$7,703	\$288	3.9%



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	2005 Full CVA Tax	Est. 2006 Full CVA	\$ Tax Impact	% Tax Impact
1 WHITNEY AVE	190410149000150	Residential	\$2,526,000	\$2,734,000	8.2%	\$22,904	\$22,180	-\$724	-3.2%
3 WHITNEY AVE	190410149000200	Residential	\$1,598,000	\$1,840,000	15.1%	\$14,490	\$14,928	\$438	3.0%
5 WHITNEY AVE	190410149000300	Residential	\$1,884,000	\$2,180,000	15.7%	\$17,083	\$17,686	\$603	3.5%
6 WHITNEY AVE	190410147002900	Residential	\$1,272,000	\$1,411,000	10.9%	\$11,534	\$11,447	-\$87	-0.8%
7 WHITNEY AVE	190410149000500	Residential	\$1,436,000	\$1,684,000	17.3%	\$13,021	\$13,662	\$641	4.9%
8 WHITNEY AVE	190410147002800	Residential	\$1,540,000	\$1,633,000	6.0%	\$13,964	\$13,248	-\$716	-5.1%
9 WHITNEY AVE	190410149000600	Residential	\$1,658,000	\$1,936,000	16.8%	\$15,034	\$15,706	\$673	4.5%
10 WHITNEY AVE	190410147002700	Residential	\$1,266,000	\$1,453,000	14.8%	\$11,479	\$11,788	\$309	2.7%
11 WHITNEY AVE	190410149000700	Residential	\$3,350,000	\$4,156,000	24.1%	\$30,376	\$33,717	\$3,341	11.0%
14 WHITNEY AVE	190410147002600	Residential	\$1,554,000	\$1,758,000	13.1%	\$14,091	\$14,262	\$172	1.2%
15 WHITNEY AVE	190410149000800	Residential	\$1,711,000	\$1,983,000	15.9%	\$15,514	\$16,088	\$573	3.7%
16 WHITNEY AVE	190410147002500	Residential	\$1,812,000	\$2,030,000	12.0%	\$16,430	\$16,469	\$39	0.2%
17 WHITNEY AVE	190410149000900	Residential	\$2,056,000	\$2,265,000	10.2%	\$18,643	\$18,375	-\$267	-1.4%
18 WHITNEY AVE	190410147002400	Residential	\$1,592,000	\$1,795,000	12.8%	\$14,435	\$14,562	\$127	0.9%
19 WHITNEY AVE	190410149001000	Residential	\$2,494,000	\$2,771,000	11.1%	\$22,614	\$22,481	-\$134	-0.6%
20 WHITNEY AVE	190410147002300	Residential	\$1,587,000	\$1,941,000	22.3%	\$14,390	\$15,747	\$1,357	9.4%
21 WHITNEY AVE	190410149001100	Residential	\$1,920,000	\$2,410,000	25.5%	\$17,409	\$19,552	\$2,142	12.3%
22 WHITNEY AVE	190410147002200	Residential	\$1,565,000	\$1,933,000	23.5%	\$14,191	\$15,682	\$1,492	10.5%
23 WHITNEY AVE	190410149001200	Residential	\$2,026,000	\$2,294,000	13.2%	\$18,371	\$18,611	\$240	1.3%
24 WHITNEY AVE	190410147002100	Residential	\$2,235,000	\$2,658,000	18.9%	\$20,266	\$21,564	\$1,298	6.4%
25 WHITNEY AVE	190410149001300	Residential	\$1,970,000	\$2,209,000	12.1%	\$17,863	\$17,921	\$58	0.3%
26 WHITNEY AVE	190410147002000	Residential	\$1,595,000	\$1,962,000	23.0%	\$14,463	\$15,917	\$1,455	10.1%
27 WHITNEY AVE	190410149001400	Residential	\$1,842,000	\$2,314,000	25.6%	\$16,702	\$18,773	\$2,071	12.4%
28 WHITNEY AVE	190410147001900	Residential	\$1,593,000	\$1,981,000	24.4%	\$14,444	\$16,071	\$1,627	11.3%
29 WHITNEY AVE	190410149001500	Residential	\$1,654,000	\$1,933,000	16.9%	\$14,998	\$15,682	\$685	4.6%
30 WHITNEY AVE	190410147001800	Residential	\$3,259,000	\$3,724,000	14.3%	\$29,551	\$30,212	\$661	2.2%
31 WHITNEY AVE	190410149001600	Residential	\$1,172,000	\$1,345,000	14.8%	\$10,627	\$10,912	\$285	2.7%
32 WHITNEY AVE	190410147001700	Residential	\$1,651,000	\$1,861,000	12.7%	\$14,970	\$15,098	\$128	0.9%
33 WHITNEY AVE	190410149001700	Residential	\$1,373,000	\$1,558,000	13.5%	\$12,450	\$12,640	\$190	1.5%
34 WHITNEY AVE	190410147001600	Residential	\$3,269,000	\$3,705,000	13.3%	\$29,641	\$30,580	\$416	1.4%
35 WHITNEY AVE	190410149001800	Residential	\$1,343,000	\$1,545,000	15.0%	\$12,178	\$12,534	\$357	2.9%
37 WHITNEY AVE	190410149001900	Residential	\$1,529,000	\$1,807,000	18.2%	\$13,864	\$14,660	\$796	5.7%
39 WHITNEY AVE	190410149002000	Residential	\$1,516,000	\$1,795,000	18.4%	\$13,746	\$14,562	\$816	5.9%
41 WHITNEY AVE	190410149002100	Residential	\$2,781,000	\$3,071,000	10.4%	\$25,217	\$24,914	-\$302	-1.2%
Totals			\$63,629,000	\$73,675,000		\$576,953	\$598,231	\$20,760	
Average			\$1,871,441	\$2,166,912	15.9%	\$16,969	\$17,595	\$611	3.7%