



# 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
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%



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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%
<b>Totals</b>			<b>\$24,754,000</b>	<b>\$28,547,000</b>		<b>\$582,787</b>	<b>\$582,297</b>	<b>-\$486</b>	
<b>Average</b>			<b>\$603,756</b>	<b>\$696,268</b>	<b>20.5%</b>	<b>\$14,214</b>	<b>\$14,202</b>	<b>-\$12</b>	<b>7.9%</b>