

## North Rosedale Ratepayers Association

### 2009 Property Tax Impact Study – Astley Avenue

Address	CVA Assessment		December-08	2009-2012	Phase-In
	June-96	June-99	Jan-2005	Jan-2008	Jan-2009
3 ASTLEY AVE	\$ 561,000	\$ 652,000	\$ 1,070,000	\$ 1,150,000	\$ 1,090,000
4 ASTLEY AVE	\$ 309,000	\$ 490,000	\$ 583,000	\$ 717,000	\$ 616,500
5 ASTLEY AVE	\$ 369,000	\$ 527,000	\$ 1,396,000	\$ 1,634,000	\$ 1,455,500
6 ASTLEY AVE	\$ 336,000	\$ 424,000	\$ 579,000	\$ 699,000	\$ 609,000
7 ASTLEY AVE	\$ 353,000	\$ 524,000	\$ 615,000	\$ 716,000	\$ 640,250
8 ASTLEY AVE	\$ 300,000	\$ 475,000	\$ 1,007,000	\$ 1,418,000	\$ 1,109,750
9 ASTLEY AVE	\$ 310,000	\$ 490,000	\$ 1,231,000	\$ 1,375,000	\$ 1,267,000
10 ASTLEY AVE	\$ 331,000	\$ 558,000	\$ 732,000	\$ 870,000	\$ 766,500
11 ASTLEY AVE	\$ 506,000	\$ 616,000	\$ 931,000	\$ 1,072,000	\$ 966,250
12 ASTLEY AVE	\$ 399,000	\$ 578,000	\$ 1,463,000	\$ 1,734,000	\$ 1,530,750
15 ASTLEY AVE	\$ 1,373,000	\$ 1,547,000	\$ 1,850,000	\$ 2,178,000	\$ 1,932,000
16 ASTLEY AVE	\$ 480,000	\$ 639,000	\$ 718,000	\$ 878,000	\$ 758,000
18 ASTLEY AVE	\$ 372,000	\$ 525,000	\$ 696,000	\$ 823,000	\$ 727,750
20 ASTLEY AVE	\$ 414,000	\$ 527,000	\$ 756,000	\$ 893,000	\$ 790,250
21 ASTLEY AVE	\$ 1,278,000	\$ 1,285,000	\$ 1,809,000	\$ 2,197,000	\$ 1,906,000
22 ASTLEY AVE	\$ 371,000	\$ 514,000	\$ 745,000	\$ 887,000	\$ 780,500
24 ASTLEY AVE	\$ 373,000	\$ 498,000	\$ 719,000	\$ 861,000	\$ 754,500
25 ASTLEY AVE	\$ 575,000	\$ 748,000	\$ 1,125,000	\$ 1,295,000	\$ 1,167,500
27 ASTLEY AVE	\$ 372,000	\$ 532,000	\$ 676,000	\$ 839,000	\$ 716,750
28 ASTLEY AVE	\$ 380,000	\$ 489,000	\$ 670,000	\$ 808,000	\$ 704,500
29 ASTLEY AVE	\$ 289,000	\$ 486,000	\$ 788,000	\$ 1,004,000	\$ 842,000
30 ASTLEY AVE	\$ 379,000	\$ 545,000	\$ 714,000	\$ 875,000	\$ 754,250
32 ASTLEY AVE	\$ 385,000	\$ 505,000	\$ 690,000	\$ 821,000	\$ 722,750
33 ASTLEY AVE	\$ 681,000	\$ 878,000	\$ 1,316,000	\$ 1,507,000	\$ 1,363,750

<b>34 ASTLEY AVE</b>	\$ 300,000	\$ 412,000	\$ 588,000	\$ 719,000	\$ 620,750
<b>35 ASTLEY AVE</b>	\$ 417,000	\$ 779,000	\$ 708,000	\$ 868,000	\$ 748,000
<b>36 ASTLEY AVE</b>	\$ 295,000	\$ 403,000	\$ 538,000	\$ 658,000	\$ 568,000
<b>38 ASTLEY AVE</b>	\$ 674,000	\$ 798,000	\$ 1,121,000	\$ 1,242,000	\$ 1,151,250
<b>44 ASTLEY AVE</b>	\$ 539,000	\$ 647,000	\$ 986,000	\$ 1,085,000	\$ 1,010,750
<b>47 ASTLEY AVE</b>	\$ 449,000	\$ 641,000	\$ 855,000	\$ 1,059,000	\$ 906,000
<b>49 ASTLEY AVE</b>	\$ 401,000	\$ 485,000	\$ 739,000	\$ 920,000	\$ 784,250
<b>50 ASTLEY AVE</b>	\$ 296,000	\$ 392,000	\$ 517,000	\$ 643,000	\$ 548,500
<b>51 ASTLEY AVE</b>	\$ 391,000	\$ 517,000	\$ 725,000	\$ 914,000	\$ 772,250
<b>53 ASTLEY AVE</b>	\$ 406,000	\$ 546,000	\$ 695,000	\$ 864,000	\$ 737,250
<b>54 ASTLEY AVE</b>	\$ 235,000	\$ 370,000	\$ 503,000	\$ 596,000	\$ 526,250
<b>55 ASTLEY AVE</b>	\$ 407,000	\$ 576,000	\$ 755,000	\$ 953,000	\$ 804,500
<b>57 ASTLEY AVE</b>	\$ 450,000	\$ 599,000	\$ 773,000	\$ 963,000	\$ 820,500
<b>58 ASTLEY AVE</b>	\$ 313,000	\$ 605,000	\$ 680,000	\$ 793,000	\$ 708,250
<b>59 ASTLEY AVE</b>	\$ 504,000	\$ 618,000	\$ 911,000	\$ 1,104,000	\$ 959,250
<b>61 ASTLEY AVE</b>	\$ 340,000	\$ 471,000	\$ 604,000	\$ 772,000	\$ 646,000
<b>62 ASTLEY AVE</b>	\$ 458,000	\$ 555,000	\$ 840,000	\$ 925,000	\$ 861,250
<b>63 ASTLEY AVE</b>	\$ 430,000	\$ 536,000	\$ 740,000	\$ 932,000	\$ 788,000
<b>64 ASTLEY AVE</b>	\$ 376,000	\$ 534,000	\$ 657,000	\$ 745,000	\$ 679,000
<b>65 ASTLEY AVE</b>	\$ 479,000	\$ 552,000	\$ 836,000	\$ 1,045,000	\$ 888,250
<b>67 ASTLEY AVE</b>	\$ 447,000	\$ 566,000	\$ 775,000	\$ 938,000	\$ 815,750
<b>69 ASTLEY AVE</b>	\$ 666,000	\$ 764,000	\$ 1,229,000	\$ 1,428,000	\$ 1,278,750
<b>71 ASTLEY AVE</b>	\$ 585,000	\$ 715,000	\$ 1,041,000	\$ 1,215,000	\$ 1,084,500
<b>73 ASTLEY AVE</b>	\$ 408,000	\$ 714,000	\$ 1,144,000	\$ 1,330,000	\$ 1,190,500
<b>75 ASTLEY AVE</b>	\$ 346,000	\$ 562,000	\$ 618,000	\$ 782,000	\$ 659,000
<b>77 ASTLEY AVE</b>	\$ 368,000	\$ 638,000	\$ 701,000	\$ 777,000	\$ 720,000