

North Rosedale Ratepayers Association

2009 Property Tax Impact Study – Binscarth Road

Address	CVA Assessment		December-08 Jan-2005	2009-2012 Jan-2008	Phase-In Jan-2009
	June-96	June-99			
4 BINSCARTH RD	\$ 1,101,000	\$1,132,000	\$ 1,414,000	\$ 1,969,000	\$ 1,552,750
5 BINSCARTH RD	\$ 564,000	\$ 624,000	\$ 974,000	\$ 1,311,000	\$ 1,058,250
7 BINSCARTH RD	\$ 483,000	\$ 647,000	\$ 1,022,000	\$ 1,323,000	\$ 1,097,250
8 BINSCARTH RD	\$ 939,000	\$1,256,000	\$ 1,868,000	\$ 2,424,000	\$ 2,007,000
9 BINSCARTH RD	\$ 564,000	\$ 721,000	\$ 1,046,000	\$ 1,461,000	\$ 1,149,750
11 BINSCARTH RD	\$ 533,000	\$ 719,000	\$ 1,028,000	\$ 1,426,000	\$ 1,127,500
12 BINSCARTH RD	\$ 416,000	\$ 642,000	\$ 1,388,000	\$ 1,692,000	\$ 1,464,000
13 BINSCARTH RD	\$ 666,000	\$ 872,000	\$ 1,236,000	\$ 1,677,000	\$ 1,346,250
14 BINSCARTH RD	\$ 457,000	\$ 686,000	\$ 932,000	\$ 1,302,000	\$ 1,024,500
15 BINSCARTH RD	\$ 454,000	\$ 618,000	\$ 856,000	\$ 1,192,000	\$ 940,000
16 BINSCARTH RD	\$ 454,000	\$ 687,000	\$ 981,000	\$ 1,344,000	\$ 1,071,750
17 BINSCARTH RD	\$ 517,000	\$ 683,000	\$ 1,639,000	\$ 1,876,000	\$ 1,698,250
18 BINSCARTH RD	\$ 417,000	\$ 588,000	\$ 905,000	\$ 1,239,000	\$ 988,500
19 BINSCARTH RD	\$ 549,000	\$ 597,000	\$ 941,000	\$ 1,289,000	\$ 1,028,000
20 BINSCARTH RD	\$ 767,000	\$1,308,000	\$ 1,895,000	\$ 2,503,000	\$ 2,047,000
22 BINSCARTH RD	\$ 957,000	\$1,546,000	\$ 2,220,000	\$ 2,924,000	\$ 2,396,000
24 BINSCARTH RD	\$ 526,000	\$ 770,000	\$ 1,379,000	\$ 1,733,000	\$ 1,467,500
26 BINSCARTH RD	\$ 799,000	\$1,203,000	\$ 2,232,000	\$ 2,672,000	\$ 2,342,000
29 BINSCARTH RD	\$ 518,000	\$ 621,000	\$ 1,619,000	\$ 2,042,000	\$ 1,724,750
30 BINSCARTH RD	\$ 1,052,000	\$1,399,000	\$ 2,010,000	\$ 2,572,000	\$ 2,150,500
32 BINSCARTH RD	\$ 765,000	\$1,138,000	\$ 1,605,000	\$ 2,179,000	\$ 1,748,500
34 BINSCARTH RD	\$ 620,000	\$ 706,000	\$ 1,085,000	\$ 1,377,000	\$ 1,158,000
35 BINSCARTH RD	\$ 948,000	\$1,491,000	\$ 3,141,000	\$ 3,753,000	\$ 3,294,000
36 BINSCARTH RD	\$ 533,000	\$ 653,000	\$ 1,068,000	\$ 1,351,000	\$ 1,138,750

38 BINSCARTH RD	\$ 617,000	\$ 691,000	\$ 1,121,000	\$ 1,459,000	\$ 1,205,500
40 BINSCARTH RD	\$ 489,000	\$ 613,000	\$ 868,000	\$ 1,169,000	\$ 943,250
41 BINSCARTH RD	\$ 2,489,000	\$3,331,000	\$ 4,406,000	\$ 5,976,000	\$ 4,798,500
43 BINSCARTH RD	\$ 1,324,000	\$2,022,000	\$ 3,098,000	\$ 3,944,000	\$ 3,309,500
44 BINSCARTH RD	\$ 1,568,000	\$2,029,000	\$ 2,689,000	\$ 3,379,000	\$ 2,861,500
45 BINSCARTH RD	\$ 760,000	\$1,308,000	\$ 1,884,000	\$ 2,402,000	\$ 2,013,500
47 BINSCARTH RD	\$ 1,969,000	\$3,189,000	\$ 3,831,000	\$ 5,272,000	\$ 4,191,250
48 BINSCARTH RD	\$ 831,000	\$1,157,000	\$ 1,657,000	\$ 2,213,000	\$ 1,796,000
50 BINSCARTH RD	\$ 603,000	\$ 886,000	\$ 1,317,000	\$ 1,778,000	\$ 1,432,250
51 BINSCARTH RD	\$ 1,259,000	\$2,045,000	\$ 2,780,000	\$ 2,822,000	\$ 2,790,500
52 BINSCARTH RD	\$ 860,000	\$1,283,000	\$ 1,829,000	\$ 2,441,000	\$ 1,982,000
53 BINSCARTH RD	\$ 887,000	\$1,961,000	\$ 2,908,000	\$ 3,472,000	\$ 3,049,000
54 BINSCARTH RD	\$ 794,000	\$1,267,000	\$ 1,435,000	\$ 2,109,000	\$ 1,603,500
55 BINSCARTH RD	\$ 700,000	\$1,740,000	\$ 2,135,000	\$ 2,205,000	\$ 2,152,500
58 BINSCARTH RD	\$ 780,000	\$1,113,000	\$ 1,597,000	\$ 2,171,000	\$ 1,740,500
60 BINSCARTH RD	\$ 711,000	\$1,154,000	\$ 1,473,000	\$ 2,307,000	\$ 1,681,500
61 BINSCARTH RD	\$ 3,567,000	\$6,185,000	\$ 8,704,000	\$ 10,918,000	\$ 9,257,500
64 BINSCARTH RD	\$ 1,246,000	\$2,075,000	\$ 2,921,000	\$ 3,801,000	\$ 3,141,000
65 BINSCARTH RD	\$ 1,589,000	\$2,866,000	\$ 3,807,000	\$ 4,678,000	\$ 4,024,750
66 BINSCARTH RD	\$ 804,000	\$1,125,000	\$ 1,697,000	\$ 2,215,000	\$ 1,826,500
67 BINSCARTH RD	\$ 1,991,000	\$3,044,000	\$ 3,406,000	\$ 4,829,000	\$ 3,761,750
68 BINSCARTH RD	\$ 918,000	\$1,273,000	\$ 2,080,000	\$ 2,601,000	\$ 2,210,250
70 BINSCARTH RD	\$ 821,000	\$1,126,000	\$ 2,664,000	\$ 3,297,000	\$ 2,822,250
73 BINSCARTH RD	\$ 1,527,000	\$ 690,000	\$ 2,149,000	\$ 2,807,000	\$ 2,313,500
75 BINSCARTH RD	\$ 2,131,000	\$3,126,000	\$ 3,815,000	\$ 5,134,000	\$ 4,144,750
76 BINSCARTH RD	\$ 1,372,000	\$2,039,000	\$ 5,882,000	\$ 6,882,000	\$ 6,132,000
78 BINSCARTH RD	\$ 610,000	\$ 864,000	\$ 1,294,000	\$ 1,746,000	\$ 1,407,000
80 BINSCARTH RD	\$ 616,000	\$ 939,000	\$ 1,483,000	\$ 1,897,000	\$ 1,586,500
81 BINSCARTH RD	\$ 1,607,000	\$2,911,000	\$ 3,542,000	\$ 4,728,000	\$ 3,838,500
82 BINSCARTH RD	\$ 681,000	\$1,002,000	\$ 1,604,000	\$ 2,019,000	\$ 1,707,750
83 BINSCARTH RD	\$ 632,000	\$1,382,000	\$ 2,643,000	\$ 2,887,000	\$ 2,704,000

85 BINSCARTH RD	\$ 765,000	\$1,659,000	\$ 2,160,000	\$ 2,518,000	\$ 2,249,500
86 BINSCARTH RD	\$ 1,011,000	\$1,374,000	\$ 2,474,000	\$ 3,075,000	\$ 2,624,250
88 BINSCARTH RD	\$ 920,000	\$1,282,000	\$ 2,150,000	\$ 2,606,000	\$ 2,264,000
89 BINSCARTH RD	\$ 1,150,000	\$2,579,000	\$ 2,679,000	\$ 3,472,000	\$ 2,877,250
90 BINSCARTH RD	\$ 653,000	\$ 778,000	\$ 1,471,000	\$ 1,767,000	\$ 1,545,000
92 BINSCARTH RD	\$ 441,000	\$ 640,000	\$ 1,022,000	\$ 1,390,000	\$ 1,114,000
94 BINSCARTH RD	\$ 631,000	\$ 769,000	\$ 1,145,000	\$ 1,543,000	\$ 1,244,500
96 BINSCARTH RD	\$ 513,000	\$ 662,000	\$ 1,073,000	\$ 1,433,000	\$ 1,163,000
98 BINSCARTH RD	\$ 502,000	\$ 682,000	\$ 1,338,000	\$ 1,609,000	\$ 1,405,750
100 BINSCARTH RD	\$ 557,000	\$ 938,000	\$ 1,191,000	\$ 1,601,000	\$ 1,293,500
102 BINSCARTH RD	\$ 3,615,000	\$5,844,000	\$ 8,762,000	\$ 11,127,000	\$ 9,353,250