

## North Rosedale Ratepayers Association

### 2009 Property Tax Impact Study – Douglas Dr

Address	CVA Assessment		December-08 Jan-2005	2009-2012 Jan-2008	Phase-In Jan-2009
	June-96	June-99			
1 DOUGLAS DR	\$ 964,000	\$ 1,372,000	\$ 2,016,000	\$ 2,570,000	\$ 2,154,500
3 DOUGLAS DR	\$ 610,000	\$ 1,288,000	\$ 1,282,000	\$ 1,611,000	\$ 1,364,250
4 DOUGLAS DR	\$ 929,000	\$ 1,606,000	\$ 2,561,000	\$ 2,732,000	\$ 2,603,750
5 DOUGLAS DR	\$ 1,014,000	\$ 1,565,000	\$ 2,300,000	\$ 2,775,000	\$ 2,418,750
6 DOUGLAS DR	\$ 560,000	\$ 938,000	\$ 1,229,000	\$ 1,612,000	\$ 1,324,750
9 DOUGLAS DR	\$ 613,000	\$ 996,000	\$ 1,379,000	\$ 1,798,000	\$ 1,483,750
10 DOUGLAS DR	\$ 720,000	\$ 1,031,000	\$ 1,355,000	\$ 1,780,000	\$ 1,461,250
14 DOUGLAS DR	\$ 596,000	\$ 872,000	\$ 1,872,000	\$ 2,282,000	\$ 1,974,500
15 DOUGLAS DR	\$ 909,000	\$ 1,210,000	\$ 2,046,000	\$ 2,456,000	\$ 2,148,500
17 DOUGLAS DR	\$ 988,000	\$ 1,208,000	\$ 1,999,000	\$ 2,448,000	\$ 2,111,250
18 DOUGLAS DR	\$ 723,000	\$ 1,099,000	\$ 1,430,000	\$ 1,961,000	\$ 1,562,750
21 DOUGLAS DR	\$ 860,000	\$ 1,230,000	\$ 1,792,000	\$ 2,335,000	\$ 1,927,750
22 DOUGLAS DR	\$ 556,000	\$ 893,000	\$ 1,369,000	\$ 1,788,000	\$ 1,473,750
23 DOUGLAS DR	\$ 783,000	\$ 1,152,000	\$ 1,593,000	\$ 2,015,000	\$ 1,698,500
26 DOUGLAS DR	\$ 704,000	\$ 1,084,000	\$ 1,510,000	\$ 2,043,000	\$ 1,643,250
27 DOUGLAS DR	\$ 684,000	\$ 1,058,000	\$ 1,365,000	\$ 1,825,000	\$ 1,480,000
28 DOUGLAS DR	\$ 1,232,000	\$ 1,864,000	\$ 2,571,000	\$ 2,962,000	\$ 2,668,750
31 DOUGLAS DR	\$ 855,000	\$ 1,144,000	\$ 2,031,000	\$ 2,409,000	\$ 2,125,500
32 DOUGLAS DR	\$ 879,000	\$ 1,206,000	\$ 1,982,000	\$ 2,621,000	\$ 2,141,750
35 DOUGLAS DR	\$ 659,000	\$ 1,337,000	\$ 2,382,000	\$ 2,859,000	\$ 2,501,250
36 DOUGLAS DR	\$ 652,000	\$ 946,000	\$ 1,708,000	\$ 2,241,000	\$ 1,841,250
39 DOUGLAS DR	\$ 793,000	\$ 1,101,000	\$ 1,877,000	\$ 2,314,000	\$ 1,986,250
10 DOUGLAS DR	\$ 712,000	\$ 1,040,000	\$ 1,501,000	\$ 2,011,000	\$ 1,628,500
13 DOUGLAS DR	\$ 859,000	\$ 1,166,000	\$ 1,634,000	\$ 2,068,000	\$ 1,742,500

14 DOUGLAS DR	\$ 744,000	\$ 1,057,000	\$ 1,495,000	\$ 2,015,000	\$ 1,625,000
17 DOUGLAS DR	\$ 1,036,000	\$ 1,339,000	\$ 2,161,000	\$ 2,629,000	\$ 2,278,000
18 DOUGLAS DR	\$ 848,000	\$ 1,154,000	\$ 1,572,000	\$ 2,017,000	\$ 1,683,250
51 DOUGLAS DR	\$ 890,000	\$ 1,226,000	\$ 1,775,000	\$ 2,251,000	\$ 1,894,000
52 DOUGLAS DR	\$ 776,000	\$ 1,157,000	\$ 1,522,000	\$ 2,021,000	\$ 1,646,750
55 DOUGLAS DR	\$ 768,000	\$ 1,177,000	\$ 2,313,000	\$ 2,734,000	\$ 2,418,250
56 DOUGLAS DR	\$ 634,000	\$ 1,062,000	\$ 1,517,000	\$ 1,991,000	\$ 1,635,500
59 DOUGLAS DR	\$ 1,049,000	\$ 1,193,000	\$ 2,323,000	\$ 2,821,000	\$ 2,447,500
50 DOUGLAS DR	\$ 766,000	\$ 1,176,000	\$ 2,095,000	\$ 2,461,000	\$ 2,186,500
55 DOUGLAS DR	\$ 910,000	\$ 1,330,000	\$ 2,688,000	\$ 3,283,000	\$ 2,836,750
58 DOUGLAS DR	\$ 897,000	\$ 1,216,000	\$ 1,982,000	\$ 2,456,000	\$ 2,100,500
59 DOUGLAS DR	\$ 754,000	\$ 1,222,000	\$ 2,288,000	\$ 2,679,000	\$ 2,385,750
72 DOUGLAS DR	\$ 884,000	\$ 1,198,000	\$ 2,023,000	\$ 2,446,000	\$ 2,128,750
73 DOUGLAS DR	\$ 613,000	\$ 984,000	\$ 2,266,000	\$ 2,727,000	\$ 2,381,250
76 DOUGLAS DR	\$ 726,000	\$ 1,030,000	\$ 2,017,000	\$ 2,391,000	\$ 2,110,500
77 DOUGLAS DR	\$ 1,007,000	\$ 1,185,000	\$ 1,984,000	\$ 2,412,000	\$ 2,091,000
80 DOUGLAS DR	\$ 722,000	\$ 1,160,000	\$ 1,771,000	\$ 2,263,000	\$ 1,894,000
81 DOUGLAS DR	\$ 698,000	\$ 1,072,000	\$ 1,595,000	\$ 1,944,000	\$ 1,682,250
84 DOUGLAS DR	\$ 822,000	\$ 1,108,000	\$ 1,790,000	\$ 2,219,000	\$ 1,897,250
85 DOUGLAS DR	\$ 821,000	\$ 1,120,000	\$ 1,520,000	\$ 2,029,000	\$ 1,647,250
88 DOUGLAS DR	\$ 544,000	\$ 999,000	\$ 1,555,275	\$ 1,959,000	\$ 1,656,206
89 DOUGLAS DR	\$ 838,000	\$ 1,105,000	\$ 1,583,000	\$ 1,815,000	\$ 1,641,000
92 DOUGLAS DR	\$ 829,000	\$ 1,212,000	\$ 2,015,000	\$ 2,450,000	\$ 2,123,750
93 DOUGLAS DR	\$ 833,000	\$ 1,136,000	\$ 1,946,000	\$ 2,322,000	\$ 2,040,000
96 DOUGLAS DR	\$ 962,000	\$ 1,149,000	\$ 1,850,000	\$ 2,236,000	\$ 1,946,500
97 DOUGLAS DR	\$ 743,000	\$ 1,119,000	\$ 1,650,000	\$ 2,071,000	\$ 1,755,250
100 DOUGLAS DR	\$ 717,000	\$ 1,211,000	\$ 1,867,000	\$ 2,250,000	\$ 1,962,750
101 DOUGLAS DR	\$ 713,000	\$ 1,052,000	\$ 1,461,000	\$ 1,945,000	\$ 1,582,000
102 DOUGLAS DR	\$ 724,000	\$ 1,078,000	\$ 2,485,000	\$ 2,957,000	\$ 2,603,000
105 DOUGLAS DR	\$ 737,000	\$ 1,072,000	\$ 1,583,000	\$ 2,092,000	\$ 1,710,250
106 DOUGLAS DR	\$ 687,000	\$ 1,010,000	\$ 1,262,000	\$ 1,718,000	\$ 1,376,000

109 DOUGLAS DR	\$ 852,000	\$ 1,053,000	\$ 1,361,000	\$ 1,825,000	\$ 1,477,000
112 DOUGLAS DR	\$ 483,000	\$ 1,030,000	\$ 1,262,000	\$ 1,639,000	\$ 1,356,250
115 DOUGLAS DR	\$ 759,000	\$ 1,056,000	\$ 2,925,000	\$ 3,420,000	\$ 3,048,750
118 DOUGLAS DR	\$ 669,000	\$ 1,121,000	\$ 1,526,000	\$ 2,037,000	\$ 1,653,750
119 DOUGLAS DR	\$ 705,000	\$ 1,162,000	\$ 1,458,000	\$ 1,940,000	\$ 1,578,500
123 DOUGLAS DR	\$ 854,000	\$ 1,302,000	\$ 2,100,000	\$ 2,539,000	\$ 2,209,750
127 DOUGLAS DR	\$ 769,000	\$ 1,039,000	\$ 1,472,000	\$ 1,991,000	\$ 1,601,750
130 DOUGLAS DR	\$ 695,000	\$ 1,140,000	\$ 1,767,000	\$ 2,236,000	\$ 1,884,250
133 DOUGLAS DR	\$ 597,000	\$ 987,000	\$ 1,350,000	\$ 1,852,000	\$ 1,475,500
137 DOUGLAS DR	\$ 64,600	\$ 91,800			
137 DOUGLAS DR	\$ 581,400	\$ 826,200	\$ 1,298,000	\$ 1,772,000	\$ 1,416,500
138 DOUGLAS DR	\$ 642,000	\$ 959,000	\$ 1,853,000	\$ 2,219,000	\$ 1,944,500
141 DOUGLAS DR	\$ 615,000	\$ 977,000	\$ 1,946,000	\$ 2,253,000	\$ 2,022,750
142 DOUGLAS DR	\$ 735,000	\$ 979,000	\$ 1,371,000	\$ 1,880,000	\$ 1,498,250
145 DOUGLAS DR	\$ 660,000	\$ 913,000	\$ 1,376,000	\$ 1,816,000	\$ 1,486,000
146 DOUGLAS DR	\$ 719,000	\$ 1,041,000	\$ 1,493,000	\$ 1,940,000	\$ 1,604,750
149 DOUGLAS DR	\$ 578,000	\$ 896,000	\$ 1,747,000	\$ 2,230,000	\$ 1,867,750
150 DOUGLAS DR	\$ 717,000	\$ 974,000	\$ 1,337,000	\$ 1,859,000	\$ 1,467,500
153 DOUGLAS DR	\$ 829,000	\$ 1,152,000	\$ 1,766,000	\$ 2,246,000	\$ 1,886,000
154 DOUGLAS DR	\$ 694,000	\$ 947,000	\$ 2,337,000	\$ 2,763,000	\$ 2,443,500
157 DOUGLAS DR	\$ 603,000	\$ 946,000	\$ 1,367,000	\$ 1,788,000	\$ 1,472,250
158 DOUGLAS DR	\$ 744,000	\$ 989,000	\$ 1,228,000	\$ 1,690,000	\$ 1,343,500
161 DOUGLAS DR	\$ 894,000	\$ 1,092,000	\$ 1,644,000	\$ 2,139,000	\$ 1,767,750
162 DOUGLAS DR	\$ 559,000	\$ 879,000	\$ 1,064,000	\$ 1,453,000	\$ 1,161,250
163 DOUGLAS DR	\$ 485,000	\$ 850,000	\$ 1,752,000	\$ 2,176,000	\$ 1,858,000
166 DOUGLAS DR	\$ 792,000	\$ 1,050,000	\$ 1,620,000	\$ 2,078,000	\$ 1,734,500
167 DOUGLAS DR	\$ 784,000	\$ 1,180,000	\$ 1,831,000	\$ 2,284,000	\$ 1,944,250
170 DOUGLAS DR	\$ 637,000	\$ 951,000	\$ 2,063,000	\$ 2,488,000	\$ 2,169,250
171 DOUGLAS DR	\$ 914,000	\$ 1,232,000	\$ 2,113,000	\$ 2,502,000	\$ 2,210,250
174 DOUGLAS DR	\$ 755,000	\$ 1,029,000	\$ 1,665,000	\$ 2,082,000	\$ 1,769,250
175 DOUGLAS DR	\$ 473,000	\$ 678,000	\$ 1,067,000	\$ 1,445,000	\$ 1,161,500

178 DOUGLAS DR	\$ 1,075,000	\$ 1,236,000	\$ 2,092,000	\$ 2,527,000	\$ 2,200,750
179 DOUGLAS DR	\$ 604,000	\$ 903,000	\$ 1,210,000	\$ 1,626,000	\$ 1,314,000
182 DOUGLAS DR	\$ 676,000	\$ 1,097,000	\$ 1,549,000	\$ 2,097,000	\$ 1,686,000
183 DOUGLAS DR	\$ 643,000	\$ 999,000	\$ 1,590,000	\$ 1,975,000	\$ 1,686,250
186 DOUGLAS DR	\$ 786,000	\$ 1,154,000	\$ 1,445,000	\$ 1,882,000	\$ 1,554,250
187 DOUGLAS DR	\$ 1,135,000	\$ 1,264,000	\$ 2,069,000	\$ 2,591,000	\$ 2,199,500
190 DOUGLAS DR	\$ 794,000	\$ 898,000	\$ 1,207,000	\$ 1,667,000	\$ 1,322,000
191 DOUGLAS DR	\$ 871,000	\$ 1,208,000	\$ 2,046,000	\$ 2,507,000	\$ 2,161,250
195 DOUGLAS DR	\$ 639,000	\$ 1,033,000	\$ 2,095,000	\$ 2,499,000	\$ 2,196,000
199 DOUGLAS DR	\$ 921,000	\$ 1,376,000	\$ 2,077,000	\$ 2,881,000	\$ 2,278,000
200 DOUGLAS DR	\$ 476,000	\$ 658,000	\$ 1,180,000	\$ 1,481,000	\$ 1,255,250
203 DOUGLAS DR	\$ 722,000	\$ 1,149,000	\$ 1,910,000	\$ 2,257,000	\$ 1,996,750
204 DOUGLAS DR	\$ 435,000	\$ 648,000	\$ 1,006,000	\$ 1,270,000	\$ 1,072,000
208 DOUGLAS DR	\$ 484,000	\$ 636,000	\$ 1,003,000	\$ 1,340,000	\$ 1,087,250
210 DOUGLAS DR	\$ 688,000	\$ 785,000	\$ 1,165,000	\$ 1,492,000	\$ 1,246,750
219 DOUGLAS DR	\$ 675,000	\$ 1,235,000	\$ 1,529,000	\$ 1,979,000	\$ 1,641,500
220 DOUGLAS DR	\$ 859,000	\$ 997,000	\$ 1,600,000	\$ 1,863,000	\$ 1,665,750
222 DOUGLAS DR	\$ 680,000	\$ 882,000	\$ 1,186,000	\$ 1,574,000	\$ 1,283,000
224 DOUGLAS DR	\$ 941,000	\$ 1,258,000	\$ 1,802,000	\$ 2,235,000	\$ 1,910,250
225 DOUGLAS DR	\$ 868,000	\$ 1,254,000	\$ 1,741,000	\$ 2,468,000	\$ 1,922,750
228 DOUGLAS DR	\$ 660,000	\$ 1,296,000	\$ 1,699,000	\$ 2,268,000	\$ 1,841,250
229 DOUGLAS DR	\$ 763,000	\$ 1,311,000	\$ 1,975,000	\$ 2,550,000	\$ 2,118,750
232 DOUGLAS DR	\$ 599,000	\$ 1,124,000	\$ 4,350,000	\$ 5,157,000	\$ 4,551,750
233 DOUGLAS DR	\$ 917,000	\$ 2,757,000	\$ 4,329,000	\$ 5,059,000	\$ 4,511,500
236 DOUGLAS DR	\$ 842,000	\$ 1,259,000	\$ 1,840,000	\$ 2,266,000	\$ 1,946,500
238 DOUGLAS DR	\$ 1,536,000	\$ 1,888,000	\$ 2,883,000	\$ 3,715,000	\$ 3,091,000
250 DOUGLAS DR	\$ 854,000	\$ 1,305,000	\$ 2,197,000	\$ 2,627,000	\$ 2,304,500
260 DOUGLAS DR	\$ 1,144,000	\$ 1,813,000	\$ 2,588,000	\$ 3,184,000	\$ 2,737,000
266 DOUGLAS DR	\$ 1,033,000	\$ 1,600,000	\$ 2,322,000	\$ 2,900,000	\$ 2,466,500
270 DOUGLAS DR	\$ 663,000	\$ 1,074,000	\$ 1,377,000	\$ 1,818,000	\$ 1,487,250
274 DOUGLAS DR	\$ 564,000	\$ 858,000	\$ 1,206,000	\$ 1,567,000	\$ 1,296,250

278 DOUGLAS DR	\$ 585,000	\$ 822,000	\$ 1,083,000	\$ 1,190,000	\$ 1,109,750
288 DOUGLAS DR	\$ 608,000	\$ 760,000	\$ 1,114,000	\$ 1,257,000	\$ 1,149,750
290 DOUGLAS DR	\$ 416,000	\$ 582,000	\$ 784,000	\$ 903,000	\$ 813,750
292 DOUGLAS DR	\$ 468,000	\$ 602,000	\$ 807,000	\$ 914,000	\$ 833,750
294 DOUGLAS DR	\$ 459,000	\$ 593,000	\$ 800,000	\$ 910,000	\$ 827,500
296 DOUGLAS DR	\$ 915,000	\$ 1,037,000	\$ 1,592,000	\$ 1,826,000	\$ 1,650,500
298 DOUGLAS DR	\$ 669,000	\$ 745,000	\$ 1,209,000	\$ 1,372,000	\$ 1,249,750
300 DOUGLAS DR	\$ 424,000	\$ 634,000	\$ 939,000	\$ 1,067,000	\$ 971,000
310 DOUGLAS DR	\$ 362,000	\$ 502,000	\$ 748,000	\$ 856,000	\$ 775,000
312 DOUGLAS DR	\$ 431,000	\$ 562,000	\$ 842,000	\$ 946,000	\$ 868,000
314 DOUGLAS DR	\$ 421,000	\$ 545,000	\$ 869,000	\$ 969,000	\$ 894,000
316 DOUGLAS DR	\$ 419,000	\$ 624,000	\$ 933,000	\$ 1,050,000	\$ 962,250
318 DOUGLAS DR	\$ 316,000	\$ 478,000	\$ 723,000	\$ 840,000	\$ 752,250
336 DOUGLAS DR	\$ 597,000	\$ 658,000	\$ 1,055,000	\$ 1,263,000	\$ 1,107,000
338 DOUGLAS DR	\$ 2,244,000	\$ 3,259,000	\$ 5,168,000	\$ 6,889,000	\$ 5,598,250