

## North Rosedale Ratepayers Association

### 2009 Property Tax Impact Study – Highland Avenue

| Address         | CVA Assessment |             | December-08<br>Jan-2005 | 2009-2012<br>Jan-2008 | Phase-In<br>Jan-2009 |
|-----------------|----------------|-------------|-------------------------|-----------------------|----------------------|
|                 | June-96        | June-99     |                         |                       |                      |
| 1 HIGHLAND AVE  | \$ 1,661,000   | \$1,757,000 | \$ 2,912,000            | \$ 3,354,000          | \$ 3,022,500         |
| 2 HIGHLAND AVE  | \$ 692,000     | \$1,301,000 | \$ 2,411,000            | \$ 2,866,000          | \$ 2,524,750         |
| 3 HIGHLAND AVE  | \$ 1,796,000   | \$2,447,000 | \$ 3,800,000            | \$ 4,636,000          | \$ 4,009,000         |
| 4 HIGHLAND AVE  | \$ 926,000     | \$1,517,000 | \$ 2,156,000            | \$ 2,770,000          | \$ 2,309,500         |
| 5 HIGHLAND AVE  | \$ 1,405,000   | \$2,182,000 | \$ 3,216,000            | \$ 4,226,000          | \$ 3,468,500         |
| 6 HIGHLAND AVE  | \$ 1,285,000   | \$1,797,000 | \$ 2,692,000            | \$ 3,412,000          | \$ 2,872,000         |
| 7 HIGHLAND AVE  | \$ 583,000     | \$1,028,000 | \$ 1,150,000            | \$ 1,475,000          | \$ 1,231,250         |
| B HIGHLAND AVE  | \$ 1,603,000   | \$2,488,000 | \$ 3,350,000            | \$ 4,447,000          | \$ 3,624,250         |
| 9 HIGHLAND AVE  | \$ 2,546,000   | \$5,021,000 | \$ 7,495,000            | \$ 9,554,000          | \$ 8,009,750         |
| 10 HIGHLAND AVE | \$ 5,373,000   | \$7,627,000 | \$10,056,000            | \$ 12,530,000         | \$ 10,674,500        |
| 11 HIGHLAND AVE | \$ 1,677,000   | \$2,707,000 | \$ 3,968,000            | \$ 5,066,000          | \$ 4,242,500         |
| 15 HIGHLAND AVE | \$ 1,991,000   | \$2,873,000 | \$ 7,468,000            | \$ 8,612,000          | \$ 7,754,000         |
| 16 HIGHLAND AVE | \$ 1,379,000   | \$1,785,000 | \$ 2,786,000            | \$ 3,433,000          | \$ 2,947,750         |
| 19 HIGHLAND AVE | \$ 2,385,000   | \$3,310,000 | \$ 4,749,000            | \$ 6,171,000          | \$ 5,104,500         |
| 20 HIGHLAND AVE | \$ 2,026,000   | \$2,288,000 | \$ 3,580,000            | \$ 4,529,000          | \$ 3,817,250         |
| 27 HIGHLAND AVE | \$ 1,371,000   | \$2,229,000 | \$ 2,981,000            | \$ 3,953,000          | \$ 3,224,000         |
| 45 HIGHLAND AVE | \$ 1,242,000   | \$2,017,000 | \$ 2,975,000            | \$ 3,690,000          | \$ 3,153,750         |
| 47 HIGHLAND AVE | \$ 1,647,000   | \$3,042,000 | \$ 3,750,000            | \$ 4,776,000          | \$ 4,006,500         |
| 49 HIGHLAND AVE | \$ 3,382,000   | \$4,487,000 | \$ 5,181,000            | \$ 6,921,000          | \$ 5,616,000         |
| 55 HIGHLAND AVE | \$ 1,170,000   | \$1,679,000 | \$ 2,689,000            | \$ 3,257,000          | \$ 2,831,000         |
| 56 HIGHLAND AVE | \$ 1,120,000   | \$1,819,000 | \$ 2,722,000            | \$ 3,421,000          | \$ 2,896,750         |
| 57 HIGHLAND AVE | \$ 1,349,000   | \$1,982,000 | \$ 2,776,000            | \$ 3,416,000          | \$ 2,936,000         |
| 58 HIGHLAND AVE | \$ 711,000     | \$1,054,000 | \$ 1,615,000            | \$ 2,054,000          | \$ 1,724,750         |
| 60 HIGHLAND AVE | \$ 597,000     | \$1,601,000 | \$ 2,493,000            | \$ 3,040,000          | \$ 2,629,750         |

|                         |              |             |              |              |              |
|-------------------------|--------------|-------------|--------------|--------------|--------------|
| <b>61 HIGHLAND AVE</b>  | \$ 793,000   | \$1,548,000 | \$ 2,018,000 | \$ 2,621,000 | \$ 2,168,750 |
| <b>62 HIGHLAND AVE</b>  | \$ 596,000   | \$ 963,000  | \$ 2,993,000 | \$ 3,475,000 | \$ 3,113,500 |
| <b>63 HIGHLAND AVE</b>  | \$ 683,000   | \$1,026,000 | \$ 1,399,000 | \$ 1,821,000 | \$ 1,504,500 |
| <b>64 HIGHLAND AVE</b>  | \$ 683,000   | \$1,081,000 | \$ 1,734,000 | \$ 2,227,000 | \$ 1,857,250 |
| <b>65 HIGHLAND AVE</b>  | \$ 942,000   | \$1,466,000 | \$ 2,184,000 | \$ 2,644,000 | \$ 2,299,000 |
| <b>66 HIGHLAND AVE</b>  | \$ 598,000   | \$ 999,000  | \$ 2,495,000 | \$ 3,059,000 | \$ 2,636,000 |
| <b>73 HIGHLAND AVE</b>  | \$ 782,000   | \$1,484,000 | \$ 3,050,000 | \$ 3,751,000 | \$ 3,225,250 |
| <b>75 HIGHLAND AVE</b>  | \$ 731,000   | \$ 908,000  | \$ 1,362,000 | \$ 1,850,000 | \$ 1,484,000 |
| <b>77 HIGHLAND AVE</b>  | \$ 494,000   | \$ 643,000  | \$ 1,525,000 | \$ 1,811,000 | \$ 1,596,500 |
| <b>78 HIGHLAND AVE</b>  | \$ 667,000   | \$1,407,000 | \$ 2,042,000 | \$ 2,538,000 | \$ 2,166,000 |
| <b>79 HIGHLAND AVE</b>  | \$ 500,000   | \$ 600,000  | \$ 3,210,000 | \$ 4,018,000 | \$ 3,412,000 |
| <b>80 HIGHLAND AVE</b>  | \$ 685,000   | \$ 946,000  | \$ 1,623,000 | \$ 2,026,000 | \$ 1,723,750 |
| <b>81 HIGHLAND AVE</b>  | \$ 900,000   | \$1,492,000 | \$ 2,277,000 | \$ 2,888,000 | \$ 2,429,750 |
| <b>82 HIGHLAND AVE</b>  | \$ 816,000   | \$1,168,000 | \$ 2,145,000 | \$ 2,578,000 | \$ 2,253,250 |
| <b>84 HIGHLAND AVE</b>  | \$ 500,000   | \$ 774,000  | \$ 1,528,000 | \$ 1,789,000 | \$ 1,593,250 |
| <b>85 HIGHLAND AVE</b>  | \$ 991,000   | \$1,540,000 | \$ 2,273,000 | \$ 2,858,000 | \$ 2,419,250 |
| <b>86 HIGHLAND AVE</b>  | \$ 647,000   | \$ 843,000  | \$ 1,251,000 | \$ 1,594,000 | \$ 1,336,750 |
| <b>87 HIGHLAND AVE</b>  | \$ 899,000   | \$1,602,000 | \$ 2,289,000 | \$ 2,942,000 | \$ 2,452,250 |
| <b>89 HIGHLAND AVE</b>  | \$ 1,005,000 | \$1,950,000 | \$ 2,440,000 | \$ 3,243,000 | \$ 2,640,750 |
| <b>93 HIGHLAND AVE</b>  | \$ 730,135   | \$1,443,110 | \$ 1,663,610 | \$ 2,236,000 | \$ 1,806,708 |
| <b>94 HIGHLAND AVE</b>  | \$ 538,000   | \$ 802,000  | \$ 940,000   | \$ 1,261,000 | \$ 1,020,250 |
| <b>96 HIGHLAND AVE</b>  | \$ 606,000   | \$1,132,000 | \$ 2,328,000 | \$ 2,708,000 | \$ 2,423,000 |
| <b>98 HIGHLAND AVE</b>  | \$ 750,000   | \$1,109,000 | \$ 2,152,000 | \$ 2,601,000 | \$ 2,264,250 |
| <b>100 HIGHLAND AVE</b> | \$ 653,000   | \$1,041,000 | \$ 1,200,000 | \$ 1,547,000 | \$ 1,286,750 |
| <b>102 HIGHLAND AVE</b> | \$ 468,000   | \$ 622,000  | \$ 1,049,000 | \$ 1,223,000 | \$ 1,092,500 |
| <b>104 HIGHLAND AVE</b> | \$ 440,000   | \$ 592,000  | \$ 659,000   | \$ 921,000   | \$ 724,500   |
| <b>106 HIGHLAND AVE</b> | \$ 484,000   | \$ 698,000  | \$ 781,000   | \$ 1,107,000 | \$ 862,500   |
| <b>108 HIGHLAND AVE</b> | \$ 512,000   | \$ 675,000  | \$ 840,000   | \$ 1,161,000 | \$ 920,250   |