

North Rosedale Ratepayers Association

2009 Property Tax Impact Study – St. Andrews Gardens

Address	CVA Assessment		December-08	2009-2012	Phase-In
	June-96	June-99	Jan-2005	Jan-2008	Jan-2009
3 ST ANDREWS GDNS	\$ 520,000	\$ 891,000	\$ 1,187,000	\$ 1,581,000	\$ 1,285,500
5 ST ANDREWS GDNS	\$ 531,000	\$ 766,000	\$ 1,179,000	\$ 1,562,000	\$ 1,274,750
7 ST ANDREWS GDNS	\$ 586,000	\$ 895,000	\$ 1,620,000	\$ 2,119,000	\$ 1,744,750
8 ST ANDREWS GDNS	\$ 497,000	\$ 940,000	\$ 1,287,000	\$ 1,683,000	\$ 1,386,000
10 ST ANDREWS GDNS	\$ 589,000	\$ 909,000	\$ 1,173,000	\$ 1,560,000	\$ 1,269,750
11 ST ANDREWS GDNS	\$ 557,000	\$ 827,000	\$ 1,114,000	\$ 1,486,000	\$ 1,207,000
12 ST ANDREWS GDNS	\$ 580,000	\$ 995,000	\$ 1,194,000	\$ 1,584,000	\$ 1,291,500
14 ST ANDREWS GDNS	\$ 683,000	\$1,421,000	\$ 1,396,000	\$ 1,860,000	\$ 1,512,000
15 ST ANDREWS GDNS	\$ 525,000	\$ 792,000	\$ 1,905,000	\$ 2,187,000	\$ 1,975,500
16 ST ANDREWS GDNS	\$ 831,000	\$ 838,000	\$ 1,519,000	\$ 2,187,000	\$ 1,686,000
17 ST ANDREWS GDNS	\$ 616,000	\$ 874,000	\$ 1,454,000	\$ 1,569,000	\$ 1,482,750
19 ST ANDREWS GDNS	\$ 723,000	\$ 982,000	\$ 1,426,000	\$ 1,913,000	\$ 1,547,750
20 ST ANDREWS GDNS	\$ 580,000	\$1,100,000	\$ 1,300,000	\$ 1,609,000	\$ 1,377,250
21 ST ANDREWS GDNS	\$ 506,000	\$ 836,000	\$ 1,537,000	\$ 1,910,000	\$ 1,630,250
22 ST ANDREWS GDNS	\$ 530,000	\$ 693,000	\$ 1,283,000	\$ 2,044,000	\$ 1,473,250
23 ST ANDREWS GDNS	\$ 656,000	\$ 964,000	\$ 1,396,000	\$ 1,881,000	\$ 1,517,250
24 ST ANDREWS GDNS	\$ 483,000	\$ 718,000	\$ 1,779,000	\$ 2,049,000	\$ 1,846,500
25 ST ANDREWS GDNS	\$ 596,000	\$1,020,000	\$ 2,700,000	\$ 3,198,000	\$ 2,824,500
26 ST ANDREWS GDNS	\$ 491,000	\$ 871,000	\$ 1,200,000	\$ 1,559,000	\$ 1,289,750
27 ST ANDREWS GDNS	\$ 501,000	\$ 796,000	\$ 2,325,000	\$ 2,682,000	\$ 2,414,250
28 ST ANDREWS GDNS	\$ 534,000	\$ 860,000	\$ 1,185,000	\$ 1,538,000	\$ 1,273,250
29 ST ANDREWS GDNS	\$ 540,000	\$ 886,000	\$ 1,258,000	\$ 1,670,000	\$ 1,361,000
30 ST ANDREWS GDNS	\$ 505,000	\$ 826,000	\$ 1,206,000	\$ 1,544,000	\$ 1,290,500
31 ST ANDREWS GDNS	\$ 467,000	\$ 845,000	\$ 1,217,000	\$ 1,657,000	\$ 1,327,000

32 ST ANDREWS GDNS	\$ 497,000	\$ 950,000	\$ 1,320,000	\$ 1,709,000	\$ 1,417,250
33 ST ANDREWS GDNS	\$ 602,000	\$1,015,000	\$ 1,474,000	\$ 1,984,000	\$ 1,601,500
34 ST ANDREWS GDNS	\$ 598,000	\$ 877,000	\$ 1,224,000	\$ 1,594,000	\$ 1,316,500
35 ST ANDREWS GDNS	\$ 646,000	\$1,025,000	\$ 2,031,000	\$ 2,585,000	\$ 2,169,500
36 ST ANDREWS GDNS	\$ 509,000	\$ 850,000	\$ 1,341,000	\$ 1,643,000	\$ 1,416,500
37 ST ANDREWS GDNS	\$ 709,000	\$ 820,000	\$ 1,296,000	\$ 1,732,000	\$ 1,405,000
38 ST ANDREWS GDNS	\$ 556,000	\$ 891,000	\$ 1,341,000	\$ 1,657,000	\$ 1,420,000
39 ST ANDREWS GDNS	\$ 687,000	\$1,007,000	\$ 1,440,000	\$ 1,885,000	\$ 1,551,250
40 ST ANDREWS GDNS	\$ 685,000	\$ 939,000	\$ 1,528,000	\$ 1,836,000	\$ 1,605,000
41 ST ANDREWS GDNS	\$ 671,000	\$ 952,000	\$ 2,078,000	\$ 2,482,000	\$ 2,179,000
42 ST ANDREWS GDNS	\$ 480,000	\$ 815,000	\$ 1,917,000	\$ 2,214,000	\$ 1,991,250
44 ST ANDREWS GDNS	\$ 475,000	\$ 842,000	\$ 1,277,000	\$ 1,658,000	\$ 1,372,250
46 ST ANDREWS GDNS	\$ 550,000	\$ 897,000	\$ 1,383,000	\$ 1,767,000	\$ 1,479,000
48 ST ANDREWS GDNS	\$ 636,000	\$1,074,000	\$ 1,500,000	\$ 1,983,000	\$ 1,620,750
49 ST ANDREWS GDNS	\$ 673,000	\$1,151,000	\$ 1,708,000	\$ 2,131,000	\$ 1,813,750
50 ST ANDREWS GDNS	\$ 503,000	\$ 968,000	\$ 1,986,000	\$ 2,316,000	\$ 2,068,500
51 ST ANDREWS GDNS	\$ 760,000	\$1,070,000	\$ 1,368,000	\$ 1,867,000	\$ 1,492,750
52 ST ANDREWS GDNS	\$ 576,000	\$ 806,000	\$ 1,150,000	\$ 1,518,000	\$ 1,242,000
53 ST ANDREWS GDNS	\$ 545,000	\$ 826,000	\$ 1,113,000	\$ 1,471,000	\$ 1,202,500
54 ST ANDREWS GDNS	\$ 701,000	\$1,091,000	\$ 1,561,000	\$ 1,980,000	\$ 1,665,750
55 ST ANDREWS GDNS	\$ 570,000	\$ 889,000	\$ 1,311,000	\$ 1,754,000	\$ 1,421,750
56 ST ANDREWS GDNS	\$ 661,000	\$1,243,000	\$ 1,500,000	\$ 1,895,000	\$ 1,598,750
57 ST ANDREWS GDNS	\$ 540,000	\$ 804,000	\$ 1,189,000	\$ 1,573,000	\$ 1,285,000
58 ST ANDREWS GDNS	\$ 665,000	\$1,074,000	\$ 1,621,000	\$ 2,085,000	\$ 1,737,000
60 ST ANDREWS GDNS	\$ 690,000	\$ 975,000	\$ 1,263,000	\$ 1,797,000	\$ 1,396,500
62 ST ANDREWS GDNS	\$ 593,000	\$ 859,000	\$ 1,170,000	\$ 1,587,000	\$ 1,274,250
64 ST ANDREWS GDNS	\$ 641,000	\$ 810,000	\$ 1,134,000	\$ 1,571,000	\$ 1,243,250