

North Rosedale Ratepayers Association

2009 Property Tax Impact Study – Summerhill Avenue

Address	CVA Assessment		December-08	2009-2012	Phase-In
	June-96	June-99	Jan-2005	Jan-2008	Jan-2009
391 SUMMERHILL AVE	\$ 410,000	\$ 609,000	\$ 713,000	\$ 831,000	\$ 742,500
392 SUMMERHILL AVE	\$ 200,000	\$ 318,000	\$ 431,000	\$ 495,000	\$ 447,000
393 SUMMERHILL AVE	\$ 374,000	\$ 603,000	\$ 604,000	\$ 657,000	\$ 617,250
394 SUMMERHILL AVE	\$ 194,000	\$ 322,000	\$ 415,000	\$ 507,000	\$ 438,000
396 SUMMERHILL AVE	\$ 253,001	\$ 352,000	\$ 540,000	\$ 599,000	\$ 554,750
398 SUMMERHILL AVE	\$ 108,000	\$ 254,000	\$ 401,000	\$ 485,000	\$ 422,000
400 SUMMERHILL AVE	\$ 323,200	\$ 360,800	\$ 400,000	\$ 472,800	\$ 418,200
400 SUMMERHILL AVE	\$ 80,800	\$ 90,200	\$ 100,000	\$ 118,200	\$ 104,550
402 SUMMERHILL AVE	\$ 235,000	\$ 212,240	\$ 264,390	\$ 444,000	\$ 309,293
402 SUMMERHILL AVE	\$ 178,000	\$ 160,760	\$ 199,610	\$ 335,000	\$ 233,458
404 SUMMERHILL AVE	\$ 271,000	\$ 220,000	\$ 232,770	\$ 381,000	\$ 269,828
404 SUMMERHILL AVE			\$ 226,230	\$ 369,000	\$ 261,923
406 SUMMERHILL AVE	\$ 315,000	\$ 284,000	\$ 432,000	\$ 659,000	\$ 488,750
408 SUMMERHILL AVE	\$ 298,000	\$ 269,000	\$ 440,000	\$ 679,000	\$ 499,750
410 SUMMERHILL AVE	\$ 98,400	\$ 90,300	\$ 127,975	\$ 201,000	\$ 146,231
410 SUMMERHILL AVE	\$ 229,600	\$ 210,700	\$ 296,025	\$ 468,000	\$ 339,019
412 SUMMERHILL AVE	\$ 113,570	\$ 108,460	\$ 160,320	\$ 266,000	\$ 186,740
412 SUMMERHILL AVE	\$ 264,430	\$ 252,540	\$ 369,680	\$ 614,000	\$ 430,760
418 SUMMERHILL AVE	\$ 691,525	\$ 628,065	\$ 905,545	\$ 1,273,000	\$ 997,409
418 SUMMERHILL AVE	\$ 365,475	\$ 331,935	\$ 436,695	\$ 618,000	\$ 482,021
428 SUMMERHILL AVE	\$ 121,000	\$ 109,680	\$ 161,305	\$ 227,000	\$ 177,729
428 SUMMERHILL AVE	\$ 328,000	\$ 297,320	\$ 929,700	\$ 1,289,000	\$ 1,019,525
436 SUMMERHILL AVE	\$ 6,400	\$ 6,200	\$ 103,300	\$ 143,000	\$ 113,225
436 SUMMERHILL AVE	\$ 631,600	\$ 611,800	\$ 929,700	\$ 1,289,000	\$ 1,019,525

438 SUMMERHILL AVE	\$ 152,000	\$ 230,000	\$ 409,000	\$ 834,000	\$ 515,250
442 SUMMERHILL AVE	\$ 230,000	\$ 363,000	\$ 517,000	\$ 787,000	\$ 584,500
444 SUMMERHILL AVE	\$ 274,000	\$ 491,000	\$ 632,000	\$ 865,000	\$ 690,250
446 SUMMERHILL AVE	\$1,006,000	\$ 747,000	\$ 2,322,000	\$ 2,720,000	\$ 2,421,500
464 SUMMERHILL AVE	\$1,623,000	\$1,932,000	\$ 2,086,000	\$ 2,517,000	\$ 2,193,750
468 SUMMERHILL AVE	\$2,492,000	\$2,835,000	\$ 3,510,000	\$ 3,626,000	\$ 3,539,000
474 SUMMERHILL AVE	\$ 348,000	\$ 450,000	\$ 625,000	\$ 712,000	\$ 646,750
476 SUMMERHILL AVE	\$ 352,000	\$ 437,000	\$ 674,000	\$ 772,000	\$ 698,500
478 SUMMERHILL AVE	\$ 434,000	\$ 503,000	\$ 844,000	\$ 962,000	\$ 873,500
480 SUMMERHILL AVE	\$ 387,000	\$ 482,000	\$ 642,000	\$ 739,000	\$ 666,250
481 SUMMERHILL AVE	\$ 361,000	\$ 731,000	\$ 773,000	\$ 860,000	\$ 794,750
482 SUMMERHILL AVE	\$ 399,000	\$ 584,000	\$ 870,000	\$ 982,000	\$ 898,000
483 SUMMERHILL AVE	\$ 403,000	\$ 561,000	\$ 687,000	\$ 812,000	\$ 718,250
485 SUMMERHILL AVE	\$ 416,000	\$ 572,000	\$ 918,000	\$ 1,026,000	\$ 945,000
490 SUMMERHILL AVE	\$ 575,000	\$ 672,000	\$ 940,000	\$ 1,050,000	\$ 967,500
492 SUMMERHILL AVE	\$ 381,000	\$ 589,000	\$ 921,000	\$ 1,046,000	\$ 952,250
494 SUMMERHILL AVE	\$ 479,000	\$ 620,000	\$ 954,000	\$ 1,122,000	\$ 996,000