

## North Rosedale Ratepayers Association

### 2009 Property Tax Impact Study – Whitney Avenue

Address	CVA Assessment		December-08	2009-2012	Phase-In
	June-96	June-99	Jan-2005	Jan-2008	Jan-2009
1 WHITNEY AVE	\$1,560,000	\$2,191,000	\$ 2,734,000	\$ 3,588,000	\$ 2,947,500
3 WHITNEY AVE	\$ 714,000	\$1,134,000	\$ 1,840,000	\$ 2,397,000	\$ 1,979,250
5 WHITNEY AVE	\$1,163,000	\$1,358,000	\$ 2,180,000	\$ 2,720,000	\$ 2,315,000
6 WHITNEY AVE	\$ 600,000	\$ 978,000	\$ 1,411,000	\$ 1,842,000	\$ 1,518,750
7 WHITNEY AVE	\$ 667,000	\$1,141,000	\$ 1,650,000	\$ 2,171,000	\$ 1,780,250
8 WHITNEY AVE	\$ 900,000	\$1,255,000	\$ 1,698,000	\$ 1,972,000	\$ 1,766,500
9 WHITNEY AVE	\$ 885,000	\$1,360,000	\$ 4,092,000	\$ 5,423,000	\$ 4,424,750
10 WHITNEY AVE	\$ 811,000	\$1,088,000	\$ 1,453,000	\$ 1,777,000	\$ 1,534,000
11 WHITNEY AVE	\$1,809,000	\$2,760,000	\$ 3,556,000	\$ 4,074,000	\$ 3,685,500
14 WHITNEY AVE	\$ 831,000	\$1,223,000	\$ 1,758,000	\$ 2,321,000	\$ 1,898,750
15 WHITNEY AVE	\$ 948,000	\$1,345,000	\$ 1,983,000	\$ 2,595,000	\$ 2,136,000
16 WHITNEY AVE	\$1,169,000	\$1,296,000	\$ 2,030,000	\$ 2,541,000	\$ 2,157,750
17 WHITNEY AVE	\$1,147,000	\$1,651,000	\$ 2,200,000	\$ 2,862,000	\$ 2,365,500
18 WHITNEY AVE	\$ 862,000	\$1,262,000	\$ 1,720,000	\$ 2,285,000	\$ 1,861,250
19 WHITNEY AVE	\$1,482,000	\$1,692,000	\$ 2,771,000	\$ 3,495,000	\$ 2,952,000
20 WHITNEY AVE	\$ 853,000	\$1,262,000	\$ 1,941,000	\$ 2,561,000	\$ 2,096,000
21 WHITNEY AVE	\$ 915,000	\$1,381,000	\$ 2,196,000	\$ 2,625,000	\$ 2,303,250
22 WHITNEY AVE	\$ 797,000	\$1,215,000	\$ 1,855,000	\$ 2,482,000	\$ 2,011,750
23 WHITNEY AVE	\$ 770,000	\$1,245,000	\$ 2,294,000	\$ 3,101,000	\$ 2,495,750
24 WHITNEY AVE	\$ 730,000	\$1,233,000	\$ 2,658,000	\$ 3,297,000	\$ 2,817,750
25 WHITNEY AVE	\$1,077,000	\$1,435,000	\$ 2,209,000	\$ 2,817,000	\$ 2,361,000
26 WHITNEY AVE	\$ 766,000	\$1,247,000	\$ 1,962,000	\$ 2,543,000	\$ 2,107,250
27 WHITNEY AVE	\$1,018,000	\$1,524,000	\$ 2,314,000	\$ 3,235,000	\$ 2,544,250
28 WHITNEY AVE	\$ 734,000	\$1,164,000	\$ 2,883,000	\$ 3,696,000	\$ 3,086,250

<b>29 WHITNEY AVE</b>	\$ 939,000	\$1,311,000	\$ 1,933,000	\$ 2,370,000	\$ 2,042,250
<b>30 WHITNEY AVE</b>	\$1,692,000	\$2,543,000	\$ 3,724,000	\$ 4,950,000	\$ 4,030,500
<b>31 WHITNEY AVE</b>	\$ 556,000	\$ 990,000	\$ 1,345,000	\$ 1,828,000	\$ 1,465,750
<b>32 WHITNEY AVE</b>	\$ 940,000	\$1,313,000	\$ 1,861,000	\$ 2,481,000	\$ 2,016,000
<b>33 WHITNEY AVE</b>	\$ 801,000	\$1,240,000	\$ 1,558,000	\$ 2,163,000	\$ 1,709,250
<b>34 WHITNEY AVE</b>	\$1,935,000	\$2,814,000	\$ 3,705,000	\$ 5,221,000	\$ 4,084,000
<b>35 WHITNEY AVE</b>	\$ 684,000	\$1,105,000	\$ 1,545,000	\$ 2,110,000	\$ 1,686,250
<b>37 WHITNEY AVE</b>	\$ 616,000	\$1,162,000	\$ 1,807,000	\$ 2,281,000	\$ 1,925,500
<b>39 WHITNEY AVE</b>	\$ 560,000	\$1,048,000	\$ 3,502,000	\$ 4,446,000	\$ 3,738,000
<b>41 WHITNEY AVE</b>	\$1,542,000	\$2,097,000	\$ 3,071,000	\$ 3,853,000	\$ 3,266,500