



2003 Preliminary Tax Impact Study (June 2001 CVA Update)
Estimated Tax Impact of Reassessment For 2003
 by Ward and Property

March 8, 2003

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Ward & Address Roll Number	Tax Code	CVA Assessment		Estimated Tax		Tax Difference		Balance of Phase In (res.)***
		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 3 ASTLEY AVE 190410145006900	R Residential	652,000	758,000	7,197	7,303	106	1.48 %	
27 4 ASTLEY AVE 190410143004200	R Residential	368,000	416,000	4,062	4,008	-54	-1.33 %	
27 5 ASTLEY AVE 190410145007000	R Residential	421,000	451,000	4,647	4,345	-302	-6.50 %	
27 6 ASTLEY AVE 190410143004100	R Residential	340,000	401,000	3,753	3,863	111	2.94 %	-\$211.75
27 7 ASTLEY AVE 190410145007100	R Residential	407,000	539,000	4,493	5,193	701	15.59 %	
27 8 ASTLEY AVE 190410143004000	R Residential	475,000	413,000	5,243	3,979	-1,264	-24.11 %	\$389.56
27 9 ASTLEY AVE 190410145007200	R Residential	490,000	445,000	5,409	4,287	-1,121	-20.73 %	\$399.73
27 10 ASTLEY AVE 190410143003900	R Residential	558,000	478,000	6,159	4,605	-1,554	-25.23 %	\$544.29
27 11 ASTLEY AVE 190410145007300	R Residential	616,000	659,000	6,799	6,349	-450	-6.62 %	
27 12 ASTLEY AVE 190410143003800	R Residential	543,000	648,000	5,994	6,243	250	4.16 %	\$55.67
27 15 ASTLEY AVE 190410145007400	R Residential	1,547,000	1,600,000	17,076	15,415	-1,661	-9.72 %	-\$333.14
27 16 ASTLEY AVE 190410143003700	R Residential	580,000	681,000	6,402	6,561	159	2.48 %	
27 18 ASTLEY AVE 190410143003600	R Residential	493,000	557,000	5,442	5,366	-75	-1.38 %	\$201.11
27 20 ASTLEY AVE 190410143003500	R Residential	527,000	555,000	5,817	5,347	-470	-8.08 %	
27 21 ASTLEY AVE 190410145007500	R Residential	1,285,000	1,324,000	14,184	12,756	-1,428	-10.07 %	-\$833.13
27 22 ASTLEY AVE 190410143003400	R Residential	514,000	547,000	5,674	5,270	-403	-7.11 %	\$101.86

*1 "2002 Annualized" taxes have been adjusted to reflect annualized supplementary or omitted assessments, assessment appeal changes, tax reductions or in year assessment changes, and taxation at fully occupied status for commercial and industrial properties in accordance with provincial legislation. For residential properties, represents annualized full 2002 CVA taxation. The tax estimates do not reflect any mitigation measures (e.g. capping, phase-in or rebate programs).

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27 24 ASTLEY AVE 190410143003300	R Residential	475,000	533,000	5,243	5,135	-108	-2.06 %	
27 25 ASTLEY AVE 190410145007600	R Residential	748,000	795,000	8,257	7,660	-597	-7.23 %	
27 27 ASTLEY AVE 190410145007700	R Residential	532,000	478,000	5,872	4,605	-1,267	-21.57 %	\$271.99
27 28 ASTLEY AVE 190410143003200	R Residential	489,000	521,000	5,398	5,020	-378	-7.00 %	
27 29 ASTLEY AVE 190410145007800	R Residential	486,000	568,000	5,365	5,472	108	2.01 %	\$471.19
27 30 ASTLEY AVE 190410143003100	R Residential	545,000	572,000	6,016	5,511	-505	-8.39 %	\$306.22
27 32 ASTLEY AVE 190410143003000	R Residential	505,000	535,000	5,574	5,155	-420	-7.53 %	
27 33 ASTLEY AVE 190410145007900	R Residential	878,000	944,000	9,691	9,095	-596	-6.15 %	\$25.20
27 34 ASTLEY AVE 190410143002900	R Residential	350,000	405,000	3,863	3,902	39	1.00 %	
27 35 ASTLEY AVE 190410145008000	R Residential	550,000	448,000	6,071	4,316	-1,755	-28.90 %	
27 36 ASTLEY AVE 190410143002800	R Residential	403,000	355,000	4,448	3,420	-1,028	-23.11 %	
27 38 ASTLEY AVE 190410143002700	R Residential	798,000	840,000	8,808	8,093	-715	-8.12 %	
27 44 ASTLEY AVE 190410143002600	R Residential	647,000	783,000	7,142	7,544	402	5.63 %	
27 47 ASTLEY AVE 190410144000100	R Residential	641,000	617,000	7,075	5,945	-1,131	-15.98 %	\$347.05
27 49 ASTLEY AVE 190410144000200	R Residential	485,000	559,000	5,353	5,386	32	0.60 %	
27 50 ASTLEY AVE 190410143002500	R Residential	392,000	371,000	4,327	3,574	-753	-17.39 %	
27 51 ASTLEY AVE 190410144000300	R Residential	517,000	487,000	5,707	4,692	-1,015	-17.78 %	

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27 53 ASTLEY AVE 190410144000400	R Residential	546,000	515,000	6,027	4,962	-1,065	-17.67 %	\$1.09
27 54 ASTLEY AVE 190410143002400	R Residential	370,000	343,000	4,084	3,305	-779	-19.08 %	\$294.37
27 55 ASTLEY AVE 190410144000500	R Residential	461,000	507,000	5,089	4,885	-204	-4.01 %	
27 57 ASTLEY AVE 190410144000600	R Residential	550,000	654,000	6,071	6,301	230	3.79 %	
27 58 ASTLEY AVE 190410143002300	R Residential	492,000	574,000	5,431	5,530	100	1.83 %	\$775.75
27 59 ASTLEY AVE 190410144000700	R Residential	618,000	729,000	6,822	7,024	202	2.96 %	
27 61 ASTLEY AVE 190410144000800	R Residential	355,000	409,000	3,919	3,941	22	0.56 %	-\$177.30
27 62 ASTLEY AVE 190410143002200	R Residential	555,000	627,000	6,126	6,041	-85	-1.39 %	
27 63 ASTLEY AVE 190410144001000	R Residential	448,000	490,000	4,945	4,721	-224	-4.53 %	-\$227.51
27 64 ASTLEY AVE 190410143002100	R Residential	458,000	569,000	5,055	5,482	427	8.44 %	
27 65 ASTLEY AVE 190410144001200	R Residential	552,000	636,000	6,093	6,128	35	0.57 %	
27 67 ASTLEY AVE 190410144001300	R Residential	505,000	664,000	5,574	6,397	823	14.77 %	-\$11.69
27 69 ASTLEY AVE 190410144001500	R Residential	764,000	899,000	8,433	8,662	228	2.71 %	-\$47.10
27 71 ASTLEY AVE 190410144001700	R Residential	715,000	837,000	7,892	8,064	172	2.18 %	
27 73 ASTLEY AVE 190410144002000	R Residential	714,000	850,000	7,881	8,189	308	3.91 %	\$759.32
27 75 ASTLEY AVE 190410144002200	R Residential	390,000	455,000	4,305	4,384	79	1.83 %	\$497.11
27 77 ASTLEY AVE 190410144002300	R Residential	411,000	447,000	4,537	4,307	-230	-5.07 %	-\$4.69

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