



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 4 BINSARTH RD 190410148004300	R Residential	998,000	1,173,000	11,016	11,301	285	2.59 %	\$293.61
27 5 BINSARTH RD 190410151000900	R Residential	624,000	678,000	6,888	6,532	-356	-5.16 %	-\$175.58
27 7 BINSARTH RD 190410151001000	R Residential	647,000	754,000	7,142	7,264	123	1.72 %	\$89.25
27 8 BINSARTH RD 190410148004200	R Residential	1,256,000	1,471,000	13,864	14,173	309	2.23 %	\$440.47
27 9 BINSARTH RD 190410151001100	R Residential	748,000	818,000	8,257	7,881	-375	-4.55 %	
27 11 BINSARTH RD 190410151001200	R Residential	719,000	834,000	7,936	8,035	99	1.25 %	\$211.46
27 12 BINSARTH RD 190410148004100	R Residential	642,000	777,000	7,086	7,486	400	5.64 %	\$483.93
27 13 BINSARTH RD 190410151001300	R Residential	872,000	919,000	9,625	8,854	-771	-8.01 %	\$146.49
27 14 BINSARTH RD 190410148004000	R Residential	686,000	791,000	7,572	7,621	49	0.64 %	\$466.57
27 15 BINSARTH RD 190410151001400	R Residential	618,000	714,000	6,822	6,879	58	0.84 %	\$147.57
27 16 BINSARTH RD 190410148003900	R Residential	687,000	829,000	7,583	7,987	404	5.33 %	\$377.45
27 17 BINSARTH RD 190410151001500	R Residential	683,000	790,000	7,539	7,611	72	0.96 %	\$41.12
27 18 BINSARTH RD 190410148003800	R Residential	588,000	700,000	6,490	6,744	254	3.91 %	\$292.87
27 19 BINSARTH RD 190410151001600	R Residential	597,000	729,000	6,590	7,024	434	6.58 %	-\$206.03
27 20 BINSARTH RD 190410148003700	R Residential	1,308,000	1,523,000	14,438	14,674	236	1.63 %	\$1,311.84
27 22 BINSARTH RD 190410148003600	R Residential	1,314,000	1,525,000	14,504	14,693	189	1.30 %	\$563.42

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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 24 BINSARTH RD 190410148003500 R Residential		770,000	951,000	8,499	9,163	663	7.80 %	\$470.95
27 26 BINSARTH RD 190410148003400 R Residential		1,203,000	1,437,000	13,279	13,845	566	4.26 %	\$827.98
27 29 BINSARTH RD 190410145002500 R Residential		621,000	616,000	6,855	5,935	-920	-13.42 %	
27 30 BINSARTH RD 190410148003300 R Residential		1,399,000	1,595,000	15,442	15,367	-75	-0.49 %	\$465.98
27 32 BINSARTH RD 190410148003200 R Residential		1,138,000	1,276,000	12,561	12,294	-268	-2.13 %	\$746.14
27 34 BINSARTH RD 190410148003100 R Residential		706,000	800,000	7,793	7,708	-85	-1.09 %	-\$76.09
27 35 BINSARTH RD 190410145002600 R Residential		1,400,000	1,747,000	15,453	16,832	1,378	8.92 %	\$890.10
27 36 BINSARTH RD 190410148003000 R Residential		653,000	748,000	7,208	7,207	-1	-0.02 %	
27 38 BINSARTH RD 190410148002900 R Residential		691,000	816,000	7,627	7,862	235	3.07 %	-\$163.86
27 40 BINSARTH RD 190410148002800 R Residential		613,000	624,000	6,766	6,012	-754	-11.15 %	
27 41 BINSARTH RD 190410145002700 R Residential		3,331,000	3,814,000	36,768	36,746	-22	-0.06 %	\$1,173.40
27 43 BINSARTH RD 190410145002800 R Residential		2,022,000	2,445,000	22,319	23,557	1,238	5.54 %	\$1,468.36
27 44 BINSARTH RD 190410149004600 R Residential		2,029,000	2,127,000	22,396	20,493	-1,904	-8.50 %	\$504.84
27 45 BINSARTH RD 190410145002900 R Residential		1,203,000	1,598,000	13,279	15,396	2,117	15.94 %	\$985.76
27 47 BINSARTH RD 190410145003000 R Residential		3,189,000	3,282,000	35,201	31,621	-3,580	-10.17 %	\$2,797.86
27 48 BINSARTH RD 190410149004500 R Residential		1,157,000	1,335,000	12,771	12,862	91	0.71 %	\$543.25
27 50 BINSARTH RD 190410149004400 R Residential		886,000	1,015,000	9,780	9,779	-1	-0.01 %	\$550.96

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27 51 BINSARTH RD 190410145003100 R Residential		1,463,000	1,686,000	16,149	16,244	95	0.59 %	-\$155.46
27 52 BINSARTH RD 190410149004300 R Residential		1,283,000	1,475,000	14,162	14,211	49	0.35 %	\$851.21
27 53 BINSARTH RD 190410145003200 R Residential		1,395,000	1,622,000	15,398	15,627	229	1.49 %	
27 54 BINSARTH RD 190410149004200 R Residential		1,177,000	1,213,000	12,992	11,687	-1,305	-10.05 %	\$1,019.37
27 55 BINSARTH RD 190410145003300 R Residential		1,204,000	1,360,000	13,290	13,103	-187	-1.41 %	\$1,231.88
27 58 BINSARTH RD 190410149004100 R Residential		1,113,000	1,268,000	12,285	12,217	-69	-0.56 %	\$601.07
27 60 BINSARTH RD 190410149004000 R Residential		1,096,000	1,216,000	12,098	11,716	-382	-3.16 %	\$822.84
27 61 BINSARTH RD 190410145003400 R Residential		5,250,000	6,403,000	57,950	61,690	3,740	6.45 %	\$3,289.34
27 64 BINSARTH RD 190410149003900 R Residential		2,075,000	2,433,000	22,904	23,441	537	2.34 %	\$1,962.81
27 65 BINSARTH RD 190410145003500 R Residential		2,700,000	3,016,000	29,803	29,058	-745	-2.50 %	\$2,684.70
27 66 BINSARTH RD 190410149003800 R Residential		1,041,000	1,290,000	11,491	12,429	938	8.16 %	\$182.86
27 67 BINSARTH RD 190410145003600 R Residential		2,600,000	3,033,000	28,699	29,222	523	1.82 %	\$1,088.97
27 68 BINSARTH RD 190410149003700 R Residential		1,187,000	1,517,000	13,102	14,616	1,513	11.55 %	\$277.62
27 70 BINSARTH RD 190410149003600 R Residential		1,126,000	1,277,000	12,429	12,303	-126	-1.01 %	\$479.08
27 73 BINSARTH RD 190410145003750 R Residential		690,000	690,000	7,616	6,648	-968	-12.72 %	-\$2,343.81
27 75 BINSARTH RD 190410145003760 R Residential		2,657,000	3,090,000	29,328	29,771	443	1.51 %	\$346.81
27 76 BINSARTH RD 190410149003500 R Residential		4,597,000	4,836,000	50,742	46,593	-4,149	-8.18 %	\$1,331.55

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27 78 BINSARTH RD 190410149003400 R Residential		864,000	1,001,000	9,537	9,644	107	1.13 %	\$448.39
27 80 BINSARTH RD 190410149003300 R Residential		939,000	1,122,000	10,365	10,810	445	4.30 %	\$677.26
27 81 BINSARTH RD 190410145003800 R Residential		2,765,000	2,909,000	30,520	28,027	-2,493	-8.17 %	\$2,831.27
27 82 BINSARTH RD 190410149003200 R Residential		1,002,000	1,213,000	11,060	11,687	627	5.67 %	\$626.93
27 83 BINSARTH RD 190410145003900 R Residential		1,040,000	1,450,000	11,480	13,970	2,491	21.70 %	\$953.43
27 85 BINSARTH RD 190410145004000 R Residential		1,707,000	1,708,000	18,842	16,456	-2,386	-12.66 %	\$2,504.66
27 86 BINSARTH RD 190410149003100 R Residential		1,374,000	1,593,000	15,166	15,348	182	1.20 %	\$547.47
27 88 BINSARTH RD 190410149003000 R Residential		1,282,000	1,528,000	14,151	14,722	571	4.03 %	\$605.10
27 89 BINSARTH RD 190410145004200 R Residential		1,521,000	2,108,000	16,789	20,310	3,521	20.97 %	\$481.29
27 90 BINSARTH RD 190410149002900 R Residential		778,000	900,000	8,588	8,671	84	0.97 %	
27 92 BINSARTH RD 190410149002800 R Residential		620,000	743,000	6,844	7,159	315	4.60 %	\$308.53
27 94 BINSARTH RD 190410149002500 R Residential		769,000	833,000	8,488	8,026	-463	-5.45 %	
27 96 BINSARTH RD 190410149002400 R Residential		662,000	815,000	7,307	7,852	545	7.46 %	
27 98 BINSARTH RD 190410149002300 R Residential		754,000	904,000	8,323	8,710	387	4.65 %	\$213.06
27 100 BINSARTH RD 190410149002200 R Residential		790,000	915,000	8,720	8,816	96	1.10 %	\$413.04
27 102 BINSARTH RD 190410145004250 R Residential		5,000,000	6,470,000	55,191	62,336	7,145	12.95 %	\$2,251.32

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