



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 1 DOUGLAS DR 190410135001000	R Residential	1,372,000	1,520,000	15,144	14,645	-500	-3.30 %	\$730.86
27 3 DOUGLAS DR 190410135001100	R Residential	905,000	1,106,000	9,989	10,656	666	6.67 %	\$586.77
27 4 DOUGLAS DR 190410134003300	R Residential	1,606,000	1,939,000	17,727	18,682	954	5.38 %	\$1,662.28
27 5 DOUGLAS DR 190410135001200	R Residential	1,565,000	1,817,000	17,275	17,506	231	1.34 %	\$1,180.01
27 6 DOUGLAS DR 190410134003200	R Residential	853,000	845,000	9,416	8,141	-1,274	-13.53 %	\$613.54
27 9 DOUGLAS DR 190410135001300	R Residential	850,000	1,162,000	9,382	11,195	1,813	19.32 %	\$389.00
27 10 DOUGLAS DR 190410134003100	R Residential	876,000	1,008,000	9,669	9,712	42	0.44 %	
27 14 DOUGLAS DR 190410134003000	R Residential	784,000	928,000	8,654	8,941	287	3.32 %	\$105.01
27 15 DOUGLAS DR 190410135001400	R Residential	1,210,000	1,426,000	13,356	13,739	383	2.87 %	\$406.58
27 17 DOUGLAS DR 190410135001500	R Residential	1,208,000	1,418,000	13,334	13,662	328	2.46 %	
27 18 DOUGLAS DR 190410134002900	R Residential	1,099,000	1,181,000	12,131	11,378	-752	-6.20 %	\$784.42
27 21 DOUGLAS DR 190410135001600	R Residential	1,230,000	1,413,000	13,577	13,614	37	0.27 %	\$672.32
27 22 DOUGLAS DR 190410134002800	R Residential	893,000	1,044,000	9,857	10,059	202	2.04 %	\$764.74
27 23 DOUGLAS DR 190410135001700	R Residential	979,000	1,155,000	10,806	11,128	322	2.98 %	
27 26 DOUGLAS DR 190410134002700	R Residential	1,084,000	1,181,000	11,965	11,378	-587	-4.90 %	\$810.66
27 27 DOUGLAS DR 190410135001800	R Residential	899,000	999,000	9,923	9,625	-298	-3.01 %	\$201.43

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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 28 DOUGLAS DR 190410134002600	R Residential	1,864,000	2,237,000	20,575	21,553	978	4.75 %	\$1,307.26
27 31 DOUGLAS DR 190410135001900	R Residential	1,144,000	1,341,000	12,628	12,920	292	2.32 %	\$402.28
27 32 DOUGLAS DR 190410134002500	R Residential	1,206,000	1,443,000	13,312	13,903	591	4.44 %	\$514.45
27 35 DOUGLAS DR 190410135002000	R Residential	1,337,000	1,613,000	14,758	15,541	783	5.30 %	\$1,846.66
27 36 DOUGLAS DR 190410134002400	R Residential	946,000	1,073,000	10,442	10,338	-104	-1.00 %	\$555.24
27 39 DOUGLAS DR 190410135002100	R Residential	1,101,000	1,325,000	12,153	12,766	613	5.04 %	\$507.97
27 40 DOUGLAS DR 190410134002300	R Residential	1,040,000	1,167,000	11,480	11,244	-236	-2.06 %	\$629.78
27 43 DOUGLAS DR 190410135002200	R Residential	968,000	1,136,000	10,685	10,945	260	2.43 %	
27 44 DOUGLAS DR 190410134002200	R Residential	1,057,000	1,169,000	11,667	11,263	-404	-3.47 %	\$557.70
27 47 DOUGLAS DR 190410135002300	R Residential	1,339,000	1,616,000	14,780	15,570	790	5.34 %	\$328.19
27 48 DOUGLAS DR 190410134002100	R Residential	1,100,000	1,321,000	12,142	12,727	585	4.82 %	\$246.26
27 51 DOUGLAS DR 190410135002400	R Residential	1,226,000	1,442,000	13,533	13,893	360	2.66 %	\$537.45
27 52 DOUGLAS DR 190410134002000	R Residential	983,000	1,181,000	10,850	11,378	528	4.87 %	
27 55 DOUGLAS DR 190410135002500	R Residential	1,177,000	1,445,000	12,992	13,922	930	7.16 %	\$865.64
27 56 DOUGLAS DR 190410134001900	R Residential	955,000	1,105,000	10,541	10,646	105	0.99 %	\$658.44
27 59 DOUGLAS DR 190410135002600	R Residential	1,193,000	1,425,000	13,168	13,729	561	4.26 %	\$604.08
27 60 DOUGLAS DR 190410134001800	R Residential	1,176,000	1,357,000	12,981	13,074	93	0.72 %	\$870.35

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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 65 DOUGLAS DR 190410135002700	R Residential	1,197,000	1,418,000	13,213	13,662	449	3.40 %	\$358.65
27 68 DOUGLAS DR 190410133002400	R Residential	1,033,000	1,372,000	11,402	13,219	1,816	15.93 %	-\$126.90
27 69 DOUGLAS DR 190410135002800	R Residential	1,020,000	1,596,000	11,259	15,377	4,118	36.58 %	\$392.36
27 72 DOUGLAS DR 190410133002300	R Residential	1,198,000	1,427,000	13,224	13,749	525	3.97 %	\$467.22
27 73 DOUGLAS DR 190410135002900	R Residential	885,000	1,155,000	9,769	11,128	1,359	13.91 %	\$507.13
27 76 DOUGLAS DR 190410133002200	R Residential	1,030,000	1,183,000	11,369	11,398	29	0.25 %	\$539.39
27 77 DOUGLAS DR 190410135003000	R Residential	1,185,000	1,397,000	13,080	13,460	379	2.90 %	
27 80 DOUGLAS DR 190410133002100	R Residential	1,160,000	1,368,000	12,804	13,180	376	2.94 %	\$994.36
27 81 DOUGLAS DR 190410135003100	R Residential	1,072,000	1,307,000	11,833	12,592	760	6.42 %	\$794.43
27 84 DOUGLAS DR 190410133002000	R Residential	1,108,000	1,360,000	12,230	13,103	873	7.14 %	\$414.27
27 85 DOUGLAS DR 190410135003200	R Residential	896,000	1,177,000	9,890	11,340	1,450	14.66 %	-\$297.24
27 88 DOUGLAS DR 190410133001900	R Residential	999,000	1,192,640	11,027	11,491	464	4.20 %	\$871.68
27 89 DOUGLAS DR 190410135003300	R Residential	1,105,000	1,323,000	12,197	12,747	549	4.51 %	\$339.42
27 92 DOUGLAS DR 190410133001800	R Residential	1,212,000	1,432,000	13,378	13,797	419	3.13 %	\$736.98
27 93 DOUGLAS DR 190410135003400	R Residential	1,136,000	1,372,000	12,539	13,219	679	5.42 %	\$464.28
27 96 DOUGLAS DR 190410133001700	R Residential	1,149,000	1,378,000	12,683	13,276	594	4.68 %	
27 97 DOUGLAS DR 190410135003500	R Residential	1,119,000	1,330,000	12,352	12,814	462	3.74 %	\$771.01

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27 100 DOUGLAS DR 190410133001600	R Residential	1,211,000	1,436,000	13,367	13,835	468	3.50 %	\$1,186.73
27 101 DOUGLAS DR 190410135003600	R Residential	890,000	1,005,000	9,824	9,683	-141	-1.44 %	
27 102 DOUGLAS DR 190410133001500	R Residential	1,590,000	1,898,000	17,551	18,286	736	4.19 %	\$345.97
27 105 DOUGLAS DR 190410135003700	R Residential	911,000	1,034,000	10,056	9,962	-94	-0.93 %	
27 106 DOUGLAS DR 190410133001400	R Residential	1,010,000	981,000	11,148	9,452	-1,697	-15.22 %	\$629.66
27 109 DOUGLAS DR 190410135003800	R Residential	1,053,000	1,048,000	11,623	10,097	-1,526	-13.13 %	
27 112 DOUGLAS DR 190410139005800	R Residential	749,000	904,000	8,268	8,710	442	5.35 %	\$574.03
27 115 DOUGLAS DR 190410137000500	R Residential	900,000	984,000	9,934	9,480	-454	-4.57 %	\$41.63
27 118 DOUGLAS DR 190410139005700	R Residential	1,100,000	1,218,000	12,142	11,735	-407	-3.35 %	\$1,006.26
27 119 DOUGLAS DR 190410137000600	R Residential	1,162,000	1,332,000	12,826	12,833	7	0.05 %	\$1,069.88
27 123 DOUGLAS DR 190410137000700	R Residential	1,360,000	1,593,000	15,012	15,348	336	2.24 %	\$939.62
27 127 DOUGLAS DR 190410137000800	R Residential	1,039,000	1,151,000	11,469	11,089	-379	-3.31 %	\$395.80
27 130 DOUGLAS DR 190410138003800	R Residential	1,140,000	1,254,000	12,583	12,082	-502	-3.99 %	\$1,036.08
27 133 DOUGLAS DR 190410137000900	R Residential	987,000	1,132,000	10,895	10,906	12	0.11 %	\$916.14
27 137 DOUGLAS DR 190410137001000	R Residential	918,000	1,016,000	10,133	9,789	-344	-3.40 %	
27 138 DOUGLAS DR 190410138003700	R Residential	959,000	1,129,000	10,586	10,877	292	2.76 %	\$639.58
27 141 DOUGLAS DR 190410137001100	R Residential	977,000	1,125,000	10,784	10,839	55	0.51 %	\$809.57

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27 142 DOUGLAS DR 190410138003600 R Residential		979,000	1,077,000	10,806	10,376	-430	-3.98 %	\$330.84
27 145 DOUGLAS DR 190410137001200 R Residential		913,000	1,058,000	10,078	10,193	116	1.15 %	\$411.49
27 146 DOUGLAS DR 190410138003500 R Residential		906,000	998,000	10,001	9,615	-385	-3.85 %	
27 149 DOUGLAS DR 190410137001300 R Residential		701,000	1,071,000	7,738	10,319	2,581	33.36 %	
27 150 DOUGLAS DR 190410138003400 R Residential		974,000	1,058,000	10,751	10,193	-558	-5.19 %	\$386.78
27 153 DOUGLAS DR 190410137001400 R Residential		1,152,000	1,358,000	12,716	13,084	368	2.89 %	\$534.47
27 154 DOUGLAS DR 190410138003300 R Residential		804,000	906,000	8,875	8,729	-146	-1.64 %	
27 157 DOUGLAS DR 190410137001500 R Residential		946,000	1,102,000	10,442	10,617	175	1.68 %	\$753.48
27 158 DOUGLAS DR 190410138003200 R Residential		989,000	1,073,000	10,917	10,338	-579	-5.30 %	\$328.18
27 161 DOUGLAS DR 190410137001600 R Residential		1,092,000	1,168,000	12,054	11,253	-800	-6.64 %	
27 162 DOUGLAS DR 190410138003100 R Residential		740,000	1,022,000	8,168	9,847	1,678	20.55 %	\$108.55
27 163 DOUGLAS DR 190410137001700 R Residential		850,000	1,029,000	9,382	9,914	532	5.67 %	\$906.84
27 166 DOUGLAS DR 190410138003000 R Residential		1,050,000	1,165,000	11,590	11,224	-366	-3.16 %	\$339.88
27 167 DOUGLAS DR 190410137001800 R Residential		1,180,000	1,398,000	13,025	13,469	444	3.41 %	\$811.03
27 170 DOUGLAS DR 190410138002900 R Residential		808,000	911,000	8,919	8,777	-142	-1.59 %	
27 171 DOUGLAS DR 190410137001900 R Residential		1,232,000	1,469,000	13,599	14,153	554	4.08 %	\$460.61
27 174 DOUGLAS DR 190410138002800 R Residential		1,029,000	1,170,000	11,358	11,272	-86	-0.75 %	\$418.69

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27 175 DOUGLAS DR 190410137002000	R Residential	655,000	907,000	7,230	8,739	1,509	20.87 %	\$291.63
27 178 DOUGLAS DR 190410138002700	R Residential	1,236,000	1,453,000	13,643	13,999	356	2.61 %	-\$177.25
27 179 DOUGLAS DR 190410137002100	R Residential	903,000	1,017,000	9,967	9,798	-169	-1.70 %	\$604.30
27 182 DOUGLAS DR 190410138002600	R Residential	1,097,000	1,228,000	12,109	11,831	-278	-2.29 %	\$967.81
27 183 DOUGLAS DR 190410137002200	R Residential	999,000	1,101,000	11,027	10,608	-419	-3.80 %	\$770.54
27 186 DOUGLAS DR 190410138002500	R Residential	981,000	1,076,000	10,828	10,367	-462	-4.26 %	
27 187 DOUGLAS DR 190410137002300	R Residential	1,264,000	1,558,000	13,952	15,011	1,059	7.59 %	-\$325.48
27 190 DOUGLAS DR 190410138002400	R Residential	898,000	927,000	9,912	8,931	-981	-9.90 %	-\$181.26
27 191 DOUGLAS DR 190410137002400	R Residential	1,208,000	1,451,000	13,334	13,980	646	4.84 %	\$553.57
27 195 DOUGLAS DR 190410137002500	R Residential	1,296,000	1,536,000	14,305	14,799	493	3.45 %	\$901.48
27 199 DOUGLAS DR 190410137002600	R Residential	1,376,000	1,706,000	15,188	16,437	1,248	8.22 %	\$918.33
27 200 DOUGLAS DR 190410139002800	R Residential	658,000	737,000	7,263	7,101	-162	-2.24 %	\$285.60
27 203 DOUGLAS DR 190410137002700	R Residential	1,016,000	1,355,000	11,215	13,055	1,840	16.41 %	\$508.31
27 204 DOUGLAS DR 190410139002700	R Residential	648,000	791,000	7,153	7,621	468	6.55 %	\$427.32
27 208 DOUGLAS DR 190410139002600	R Residential	636,000	794,000	7,020	7,650	630	8.97 %	
27 210 DOUGLAS DR 190410139002500	R Residential	785,000	844,000	8,665	8,132	-533	-6.15 %	-\$101.47
27 219 DOUGLAS DR 190410145006100	R Residential	895,000	1,399,000	9,879	13,479	3,600	36.44 %	\$270.15

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27 220 DOUGLAS DR 190410146002600 R Residential		997,000	1,168,000	11,005	11,253	248	2.26 %	-\$30.22
27 222 DOUGLAS DR 190410146002500 R Residential		882,000	912,000	9,736	8,787	-949	-9.75 %	\$77.84
27 224 DOUGLAS DR 190410146002400 R Residential		1,258,000	1,329,000	13,886	12,804	-1,082	-7.79 %	\$439.13
27 225 DOUGLAS DR 190410145006200 R Residential		1,129,000	1,345,000	12,462	12,959	497	3.98 %	\$297.17
27 228 DOUGLAS DR 190410146002300 R Residential		1,017,000	1,200,000	11,226	11,562	336	2.99 %	\$762.52
27 229 DOUGLAS DR 190410145006300 R Residential		1,311,000	1,554,000	14,471	14,972	501	3.46 %	\$1,338.15
27 232 DOUGLAS DR 190410146002200 R Residential		955,000	1,038,000	10,541	10,001	-541	-5.13 %	\$800.04
27 233 DOUGLAS DR 190410145006400 R Residential		2,757,000	3,621,000	30,432	34,887	4,455	14.64 %	\$5,595.78
27 236 DOUGLAS DR 190410146002100 R Residential		1,184,000	1,361,000	13,069	13,113	44	0.33 %	\$589.88
27 238 DOUGLAS DR 190410146002000 R Residential		1,888,000	2,442,000	20,840	23,528	2,688	12.90 %	
27 250 DOUGLAS DR 190410146001900 R Residential		1,305,000	1,520,000	14,405	14,645	240	1.67 %	\$949.74
27 260 DOUGLAS DR 190410146001800 R Residential		1,813,000	1,992,000	20,012	19,192	-820	-4.10 %	\$1,491.14
27 266 DOUGLAS DR 190410146001700 R Residential		1,600,000	1,739,000	17,661	16,755	-906	-5.13 %	\$1,221.28
27 270 DOUGLAS DR 190410146001600 R Residential		1,074,000	1,149,000	11,855	11,070	-785	-6.62 %	\$942.78
27 274 DOUGLAS DR 190410146001500 R Residential		858,000	937,000	9,471	9,028	-443	-4.68 %	\$614.24
27 278 DOUGLAS DR 190410146001400 R Residential		822,000	711,000	9,073	6,850	-2,223	-24.50 %	\$407.77
27 288 DOUGLAS DR 190410142003500 R Residential		760,000	804,000	8,389	7,746	-643	-7.66 %	

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27 290 DOUGLAS DR 190410142003400	R Residential	547,000	628,000	6,038	6,051	13	0.21 %	
27 292 DOUGLAS DR 190410142003300	R Residential	566,000	647,000	6,248	6,234	-14	-0.22 %	
27 294 DOUGLAS DR 190410142003200	R Residential	593,000	645,000	6,546	6,214	-331	-5.06 %	
27 296 DOUGLAS DR 190410142003100	R Residential	1,037,000	1,104,000	11,447	10,637	-810	-7.08 %	-\$201.62
27 298 DOUGLAS DR 190410142003000	R Residential	745,000	856,000	8,223	8,247	24	0.29 %	-\$191.97
27 300 DOUGLAS DR 190410142002900	R Residential	596,000	667,000	6,579	6,426	-152	-2.32 %	\$288.91
27 310 DOUGLAS DR 190410143004700	R Residential	502,000	532,000	5,541	5,126	-416	-7.50 %	\$89.58
27 312 DOUGLAS DR 190410143004600	R Residential	562,000	607,000	6,203	5,848	-355	-5.73 %	
27 314 DOUGLAS DR 190410143004500	R Residential	545,000	611,000	6,016	5,887	-129	-2.14 %	
27 316 DOUGLAS DR 190410143004400	R Residential	600,000	664,000	6,623	6,397	-225	-3.40 %	\$330.04
27 318 DOUGLAS DR 190410143004300	R Residential	478,000	515,000	5,276	4,962	-314	-5.96 %	\$334.95
27 336 DOUGLAS DR 190410145006800	R Residential	658,000	718,000	7,263	6,918	-345	-4.76 %	-\$194.33
27 338 DOUGLAS DR 190410145006700	R Residential	3,259,000	3,791,000	35,973	36,525	552	1.53 %	\$1,921.57

*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).

**2 The estimated tax for 2003 excludes any impact from municipal or education levy changes for 2003.

***3 For residential properties, any phase-in amount remaining for 2003 from the 2001 reassessment has been incorporated in the 2002 annualized tax.