



**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) \$	%	
<b>27 2 EDGAR AVE</b> 190410137005300	R Residential	898,000	1,004,000	9,912	9,673	-239	-2.41 %	\$332.54
<b>27 3 EDGAR AVE</b> 190410136000600	R Residential	916,000	1,008,000	10,111	9,712	-399	-3.95 %	\$381.16
<b>27 4 EDGAR AVE</b> 190410137005200	R Residential	1,195,000	1,534,000	13,191	14,779	1,589	12.05 %	\$978.98
<b>27 5 EDGAR AVE</b> 190410136000700	R Residential	962,000	1,041,000	10,619	10,030	-589	-5.55 %	\$171.82
<b>27 6 EDGAR AVE</b> 190410137005100	R Residential	881,000	1,025,000	9,725	9,875	151	1.55 %	\$376.30
<b>27 7 EDGAR AVE</b> 190410136000800	R Residential	950,000	1,077,000	10,486	10,376	-110	-1.05 %	\$439.28
<b>27 8 EDGAR AVE</b> 190410137005000	R Residential	947,000	1,372,000	10,453	13,219	2,766	26.46 %	-\$157.47
<b>27 9 EDGAR AVE</b> 190410136000900	R Residential	1,246,000	1,519,000	13,753	14,635	881	6.41 %	\$491.68
<b>27 10 EDGAR AVE</b> 190410137004900	R Residential	1,087,000	1,168,000	11,998	11,253	-745	-6.21 %	\$796.51
<b>27 11 EDGAR AVE</b> 190410136001000	R Residential	1,058,000	1,191,000	11,678	11,475	-203	-1.74 %	\$791.68
<b>27 12 EDGAR AVE</b> 190410137004800	R Residential	1,941,000	2,276,000	21,425	21,928	503	2.35 %	\$770.16
<b>27 15 EDGAR AVE</b> 190410136001100	R Residential	1,108,000	1,183,000	12,230	11,398	-832	-6.81 %	\$474.96
<b>27 16 EDGAR AVE</b> 190410137004700	R Residential	1,258,000	1,466,000	13,886	14,124	238	1.72 %	\$1,317.04
<b>27 17 EDGAR AVE</b> 190410136001200	R Residential	1,066,000	1,176,000	11,767	11,330	-436	-3.71 %	\$596.17
<b>27 19 EDGAR AVE</b> 190410136001300	R Residential	900,000	1,020,000	9,934	9,827	-107	-1.08 %	\$529.44
<b>27 20 EDGAR AVE</b> 190410137004600	R Residential	1,224,000	1,411,000	13,511	13,594	84	0.62 %	

\*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.



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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
<b>27 21 EDGAR AVE</b> 190410136001400	R Residential	1,071,000	1,147,000	11,822	11,051	-771	-6.52 %	\$794.84
<b>27 22 EDGAR AVE</b> 190410137004500	R Residential	1,700,000	2,552,000	18,765	24,588	5,823	31.03 %	\$1,170.42
<b>27 23 EDGAR AVE</b> 190410136001500	R Residential	1,103,000	1,403,000	12,175	13,517	1,342	11.03 %	\$425.72
<b>27 25 EDGAR AVE</b> 190410136001600	R Residential	1,210,000	1,418,000	13,356	13,662	306	2.29 %	\$657.41
<b>27 26 EDGAR AVE</b> 190410137004400	R Residential	1,514,000	1,798,000	16,712	17,323	611	3.66 %	
<b>27 27 EDGAR AVE</b> 190410136001700	R Residential	1,290,000	1,461,000	14,239	14,076	-163	-1.14 %	\$967.89
<b>27 28 EDGAR AVE</b> 190410137004300	R Residential	1,471,000	1,571,000	16,237	15,136	-1,101	-6.78 %	\$862.73
<b>27 29 EDGAR AVE</b> 190410136001800	R Residential	1,248,000	1,484,000	13,776	14,298	522	3.79 %	\$1,113.37
<b>27 30 EDGAR AVE</b> 190410137004200	R Residential	1,492,000	1,742,000	16,469	16,783	315	1.91 %	\$933.61
<b>27 31 EDGAR AVE</b> 190410136001900	R Residential	910,000	1,000,000	10,045	9,635	-410	-4.08 %	\$767.47
<b>27 34 EDGAR AVE</b> 190410137004100	R Residential	1,249,000	1,453,000	13,787	13,999	212	1.54 %	\$437.07
<b>27 36 EDGAR AVE</b> 190410137004000	R Residential	1,584,000	2,046,000	17,484	19,712	2,228	12.74 %	\$1,268.41
<b>27 38 EDGAR AVE</b> 190410137003900	R Residential	1,432,000	1,686,000	15,807	16,244	437	2.77 %	\$1,548.32
<b>27 40 EDGAR AVE</b> 190410137003800	R Residential	2,150,000	2,606,000	23,732	25,108	1,376	5.80 %	\$795.93

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