



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 EDGEWOOD CRES 190410141002900 R	Residential	603,000	635,000	6,656	6,118	-538	-8.08 %	
27 6 EDGEWOOD CRES 190410141005800 R	Residential	578,000	658,000	6,380	6,340	-40	-0.63 %	
27 7 EDGEWOOD CRES 190410141003000 R	Residential	556,000	616,000	6,137	5,935	-202	-3.30 %	\$65.94
27 8 EDGEWOOD CRES 190410141005700 R	Residential	534,000	636,000	5,894	6,128	233	3.96 %	\$61.64
27 9 EDGEWOOD CRES 190410141003100 R	Residential	573,000	655,000	6,325	6,311	-14	-0.22 %	\$140.98
27 10 EDGEWOOD CRES 190410141005600 R	Residential	560,000	634,000	6,181	6,108	-73	-1.18 %	\$405.40
27 11 EDGEWOOD CRES 190410141003200 R	Residential	550,000	614,000	6,071	5,916	-155	-2.56 %	\$272.19
27 12 EDGEWOOD CRES 190410141005500 R	Residential	597,000	704,000	6,590	6,783	193	2.93 %	
27 14 EDGEWOOD CRES 190410141005400 R	Residential	518,000	589,000	5,718	5,675	-43	-0.75 %	\$380.96
27 15 EDGEWOOD CRES 190410141003300 R	Residential	582,000	650,000	6,424	6,262	-162	-2.52 %	-\$325.43
27 16 EDGEWOOD CRES 190410141005300 R	Residential	581,000	777,000	6,413	7,486	1,073	16.73 %	
27 17 EDGEWOOD CRES 190410141003400 R	Residential	639,000	729,000	7,053	7,024	-30	-0.42 %	
27 18 EDGEWOOD CRES 190410141005200 R	Residential	649,000	682,000	7,164	6,571	-593	-8.28 %	\$410.46
27 19 EDGEWOOD CRES 190410141003500 R	Residential	515,000	580,000	5,685	5,588	-97	-1.70 %	
27 20 EDGEWOOD CRES 190410141005100 R	Residential	626,000	670,000	6,910	6,455	-455	-6.58 %	\$381.38
27 21 EDGEWOOD CRES 190410141003600 R	Residential	607,000	671,000	6,700	6,465	-235	-3.51 %	-\$200.59

*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) \$	%	
27 22 EDGEWOOD CRES 190410141005000	R Residential	424,000	460,000	4,680	4,432	-248	-5.30 %	\$448.02
27 23 EDGEWOOD CRES 190410141003700	R Residential	428,000	488,000	4,724	4,702	-23	-0.48 %	\$323.97
27 24 EDGEWOOD CRES 190410141004900	R Residential	483,000	518,000	5,331	4,991	-341	-6.39 %	
27 25 EDGEWOOD CRES 190410141003800	R Residential	367,000	455,000	4,051	4,384	333	8.21 %	
27 26 EDGEWOOD CRES 190410141004800	R Residential	452,000	487,000	4,989	4,692	-297	-5.96 %	
27 27 EDGEWOOD CRES 190410141003900	R Residential	487,000	579,000	5,376	5,578	203	3.77 %	
27 28 EDGEWOOD CRES 190410141004700	R Residential	431,000	464,000	4,757	4,470	-287	-6.03 %	
27 29 EDGEWOOD CRES 190410141004000	R Residential	483,000	541,000	5,331	5,212	-119	-2.23 %	\$440.84
27 30 EDGEWOOD CRES 190410141004600	R Residential	483,000	579,000	5,331	5,578	247	4.63 %	
27 31 EDGEWOOD CRES 190410141004100	R Residential	515,000	577,000	5,685	5,559	-125	-2.21 %	
27 32 EDGEWOOD CRES 190410141004500	R Residential	432,000	459,000	4,768	4,422	-346	-7.26 %	-\$249.15
27 33 EDGEWOOD CRES 190410141004200	R Residential	440,000	497,000	4,857	4,788	-68	-1.41 %	-\$38.74
27 34 EDGEWOOD CRES 190410141004400	R Residential	466,000	485,000	5,144	4,673	-471	-9.16 %	-\$243.62
27 36 EDGEWOOD CRES 190410141004300	R Residential	492,000	511,000	5,431	4,923	-507	-9.34 %	-\$168.00

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