



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

March 9, 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) \$	%	
27 106 GLEN RD 190410152003100	R Residential	1,200,000	1,349,000	13,246	12,997	-249	-1.88 %	\$668.16
27 107 GLEN RD 190410160000400	R Residential	260,000	260,000	2,870	2,505	-365	-12.72 %	\$740.02
27 108 GLEN RD 190410152003000	R Residential	3,066,000	3,581,000	33,843	34,502	659	1.95 %	\$2,180.42
27 109 GLEN RD 190410145001600	R Residential	1,134,000	1,278,000	12,517	12,313	-204	-1.63 %	\$319.98
27 110 GLEN RD 190410152002900	R Residential	1,927,000	2,144,000	21,270	20,657	-614	-2.89 %	\$1,305.49
27 111 GLEN RD 190410145001800	R Residential	1,406,000	1,786,000	15,520	17,207	1,688	10.88 %	\$311.60
27 114 GLEN RD 190410152002800	R Residential	1,300,000	1,385,000	14,350	13,344	-1,006	-7.01 %	-\$3,258.45
27 116 GLEN RD 190410151002300	R Residential	576,000	578,000	6,358	5,569	-789	-12.41 %	
27 117 GLEN RD 190410145001900	R Residential	1,921,000	2,203,000	21,204	21,225	21	0.10 %	\$2,470.62
27 118 GLEN RD 190410151002200	R Residential	517,000	584,000	5,707	5,627	-80	-1.40 %	\$205.06
27 119 GLEN RD 190410145002000	R Residential	2,237,000	2,687,000	24,692	25,888	1,196	4.84 %	\$1,591.24
27 119 R GLEN RD 190410145002100	R Residential	60,000	78,000	662	752	89	13.47 %	
27 120 GLEN RD 190410151002100	R Residential	629,000	822,000	6,943	7,920	977	14.07 %	
27 122 GLEN RD 190410151002000	R Residential	588,000	590,000	6,490	5,684	-806	-12.42 %	
27 123 GLEN RD 190410145002200	R Residential	1,797,000	2,138,000	19,835	20,599	763	3.85 %	\$2,626.57
27 124 GLEN RD 190410151001900	R Residential	671,000	693,000	7,407	6,677	-730	-9.85 %	

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27 125 GLEN RD 190410145002300	R Residential	1,069,000	1,320,000	11,800	12,718	918	7.78 %	-\$324.21
27 126 GLEN RD 190410151001800	R Residential	691,000	700,000	7,627	6,744	-883	-11.58 %	\$279.91
27 126 A GLEN RD 190410151001700	R Residential	638,000	687,000	7,042	6,619	-423	-6.01 %	\$131.63
27 127 GLEN RD 190410145002400	R Residential	923,000	1,282,000	10,188	12,352	2,163	21.23 %	-\$319.39
27 128 GLEN RD 190410148002600	R Residential	549,000	592,000	6,060	5,704	-356	-5.88 %	\$164.98
27 128 GLEN RD REAR 190410148002700	R Residential	9,000	8,500	99	82	-17	-17.56 %	
27 130 GLEN RD 190410148002500	R Residential	611,000	621,000	6,744	5,983	-761	-11.29 %	
27 131 GLEN RD 190410149000110	R Residential	1,235,000	1,382,000	13,632	13,315	-317	-2.33 %	\$11.16
27 132 GLEN RD 190410148002400	R Residential	1,093,000	1,158,000	12,065	11,157	-908	-7.52 %	\$1,015.00
27 134 GLEN RD 190410148002300	R Residential	1,538,000	1,886,000	16,977	18,171	1,194	7.03 %	\$664.08
27 135 GLEN RD 190410147000100	R Residential	1,500,000	1,734,000	16,557	16,706	149	0.90 %	-\$188.35
27 136 GLEN RD 190410148002200	R Residential	2,441,000	2,459,000	26,944	23,691	-3,253	-12.07 %	-\$446.99
27 140 GLEN RD 190410148002100	R Residential	1,925,000	2,176,000	21,248	20,965	-283	-1.33 %	\$716.16
27 154 GLEN RD 190410137003200	R Residential	1,418,000	1,891,000	15,652	18,219	2,567	16.40 %	-\$51.60
27 157 GLEN RD 190410145005900	R Residential	1,038,000	1,092,000	11,458	10,521	-937	-8.17 %	\$558.30
27 158 GLEN RD 190410137003100	R Residential	778,000	894,000	8,588	8,613	26	0.30 %	
27 159 GLEN RD 190410145006000	R Residential	997,000	1,129,000	11,005	10,877	-128	-1.16 %	\$715.24

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27 160 GLEN RD 190410137003000	R Residential	755,000	857,000	8,334	8,257	-77	-0.92 %	
27 162 GLEN RD 190410137002900	R Residential	790,000	1,083,000	8,720	10,434	1,714	19.66 %	\$311.89
27 164 GLEN RD 190410137002800	R Residential	1,044,000	1,363,000	11,524	13,132	1,608	13.96 %	\$525.96
27 167 GLEN RD 190410146000100	R Residential	806,000	1,096,000	8,897	10,560	1,663	18.69 %	
27 169 GLEN RD 190410146000200	R Residential	905,000	1,087,000	9,989	10,473	483	4.84 %	\$586.77
27 170 GLEN RD 190410139002400	R Residential	827,000	890,000	9,129	8,575	-554	-6.07 %	\$303.27
27 173 GLEN RD 190410146000300	R Residential	826,000	1,059,000	9,117	10,203	1,086	11.91 %	\$307.99
27 174 GLEN RD 190410139002300	R Residential	779,000	901,000	8,599	8,681	82	0.95 %	
27 175 GLEN RD 190410146000400	R Residential	769,000	910,000	8,488	8,767	279	3.29 %	
27 176 GLEN RD 190410139002200	R Residential	649,000	686,000	7,164	6,609	-554	-7.74 %	-\$82.83
27 178 GLEN RD 190410139002100	R Residential	517,000	691,000	5,707	6,658	951	16.66 %	-\$176.67
27 180 GLEN RD 190410139002000	R Residential	652,000	738,000	7,197	7,110	-87	-1.20 %	\$164.15
27 182 GLEN RD 190410139001900	R Residential	639,000	737,000	7,053	7,101	47	0.67 %	
27 184 GLEN RD 190410139001800	R Residential	645,000	724,000	7,120	6,975	-144	-2.02 %	
27 186 GLEN RD 190410139001700	R Residential	604,000	723,000	6,667	6,966	299	4.48 %	
27 188 GLEN RD 190410139001600	R Residential	590,000	595,000	6,512	5,733	-780	-11.98 %	
27 196 GLEN RD 190410141006200	R Residential	524,000	572,000	5,784	5,511	-273	-4.72 %	-\$74.18

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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 200 GLEN RD 190410141006100	R Residential	551,000	613,000	6,082	5,906	-176	-2.89 %	-\$55.65
27 202 GLEN RD 190410141006000	R Residential	699,000	773,000	7,716	7,448	-268	-3.47 %	\$300.08
27 204 GLEN RD 190410141005900	R Residential	500,000	675,000	5,519	6,503	984	17.83 %	
27 205 GLEN RD 190410146000500	R Residential	732,000	738,000	8,080	7,110	-970	-12.00 %	\$565.20
27 207 GLEN RD 190410146000600	R Residential	504,000	510,000	5,563	4,914	-650	-11.68 %	\$426.76
27 209 GLEN RD 190410146000700	R Residential	510,000	510,000	5,629	4,914	-716	-12.72 %	\$463.19
27 211 GLEN RD 190410146000800	R Residential	1,024,000	1,071,000	11,303	10,319	-984	-8.71 %	-\$342.59
27 213 GLEN RD 190410146000900	R Residential	786,000	984,000	8,676	9,480	805	9.27 %	\$715.10
27 215 GLEN RD 190410146001000	R Residential	701,000	789,000	7,738	7,602	-136	-1.76 %	
27 216 GLEN RD 190410141002800	R Residential	488,000	572,000	5,387	5,511	124	2.31 %	
27 217 GLEN RD 190410146001100	R Residential	731,000	832,000	8,069	8,016	-53	-0.66 %	\$772.95
27 218 GLEN RD 190410141002700	R Residential	531,000	553,000	5,861	5,328	-533	-9.10 %	\$55.53
27 219 GLEN RD 190410146001200	R Residential	1,065,000	1,132,000	11,756	10,906	-849	-7.22 %	\$146.72
27 220 GLEN RD 190410141002600	R Residential	574,000	588,000	6,336	5,665	-671	-10.59 %	\$138.97
27 222 GLEN RD 190410141002500	R Residential	721,000	745,000	7,958	7,178	-781	-9.81 %	
27 223 GLEN RD 190410146001300	R Residential	885,000	808,000	9,769	7,785	-1,984	-20.31 %	\$405.99
27 226 GLEN RD 190410141002400	R Residential	650,000	748,000	7,175	7,207	32	0.44 %	-\$277.97

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27 228 GLEN RD 190410141002300	R Residential	581,000	662,000	6,413	6,378	-35	-0.55 %	-\$264.08
27 230 GLEN RD 190410141002200	R Residential	543,000	578,000	5,994	5,569	-425	-7.09 %	-\$27.43
27 232 GLEN RD 190410141002250	R Residential	536,000	566,000	5,916	5,453	-463	-7.83 %	-\$61.90
27 288 GLEN RD 190410141002100	R Residential	521,000	583,000	5,751	5,617	-134	-2.33 %	
27 290 GLEN RD 190410141002000	R Residential	502,000	566,000	5,541	5,453	-88	-1.59 %	
27 291 GLEN RD 190410142003600	R Residential	662,000	753,000	7,307	7,255	-52	-0.72 %	-\$121.11
27 292 GLEN RD 190410141001900	R Residential	494,000	557,000	5,453	5,366	-86	-1.58 %	
27 293 GLEN RD 190410142003700	R Residential	575,000	659,000	6,347	6,349	2	0.04 %	\$185.51
27 294 GLEN RD 190410141001800	R Residential	481,000	544,000	5,309	5,241	-68	-1.28 %	
27 295 GLEN RD 190410142003800	R Residential	621,000	778,000	6,855	7,496	641	9.35 %	-\$14.38
27 296 GLEN RD 190410141001700	R Residential	503,000	601,000	5,552	5,790	238	4.29 %	-\$203.70
27 297 GLEN RD 190410142003900	R Residential	597,000	683,000	6,590	6,580	-9	-0.14 %	
27 298 GLEN RD 190410141001600	R Residential	455,000	529,000	5,022	5,097	74	1.48 %	\$293.34
27 299 GLEN RD 190410142004000	R Residential	575,000	654,000	6,347	6,301	-46	-0.72 %	\$197.64
27 300 GLEN RD 190410141001500	R Residential	638,000	729,000	7,042	7,024	-19	-0.27 %	
27 301 GLEN RD 190410142004100	R Residential	552,000	640,000	6,093	6,166	73	1.20 %	\$487.63
27 303 GLEN RD 190410142004200	R Residential	464,000	540,000	5,122	5,203	81	1.58 %	

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27 304 GLEN RD 190410141001400	R Residential	590,000	660,000	6,512	6,359	-154	-2.36 %	\$352.92
27 305 GLEN RD 190410142004300	R Residential	453,000	655,000	5,000	6,311	1,310	26.21 %	
27 306 GLEN RD 190410141001300	R Residential	350,000	491,000	3,863	4,731	867	22.45 %	
27 307 GLEN RD 190410142004400	R Residential	510,000	595,000	5,629	5,733	103	1.83 %	
27 308 GLEN RD 190410141001200	R Residential	533,000	591,000	5,883	5,694	-189	-3.22 %	\$100.05
27 309 GLEN RD 190410142004500	R Residential	602,000	696,000	6,645	6,706	61	0.91 %	-\$168.92
27 310 GLEN RD 190410141001100	R Residential	423,000	597,000	4,669	5,752	1,083	23.19 %	
27 311 GLEN RD 190410142004600	R Residential	603,000	696,000	6,656	6,706	50	0.75 %	
27 312 GLEN RD 190410141001000	R Residential	428,000	484,000	4,724	4,663	-61	-1.29 %	
27 313 GLEN RD 190410142004700	R Residential	410,000	514,000	4,526	4,952	427	9.43 %	
27 314 GLEN RD 190410141000900	R Residential	505,000	566,000	5,574	5,453	-121	-2.17 %	
27 315 GLEN RD 190410142004800	R Residential	447,000	514,000	4,934	4,952	18	0.37 %	
27 316 GLEN RD 190410141000800	R Residential	452,000	518,000	4,989	4,991	2	0.03 %	
27 317 GLEN RD 190410142004850	R Residential	452,000	579,000	4,989	5,578	589	11.81 %	\$93.04
27 318 GLEN RD 190410141000700	R Residential	421,000	473,000	4,647	4,557	-90	-1.93 %	
27 319 GLEN RD 190410142004900	R Residential	570,000	682,000	6,292	6,571	279	4.44 %	-\$200.07
27 320 GLEN RD 190410141000600	R Residential	533,000	627,000	5,883	6,041	158	2.68 %	

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27 321 GLEN RD 190410142005000	R Residential	442,000	540,000	4,879	5,203	324	6.64 %	\$28.19
27 322 GLEN RD 190410141000500	R Residential	399,000	444,000	4,404	4,278	-126	-2.87 %	
27 323 GLEN RD 190410142005100	R Residential	414,000	460,000	4,570	4,432	-138	-3.02 %	
27 324 GLEN RD 190410141000400	R Residential	423,000	452,000	4,669	4,355	-314	-6.73 %	
27 325 GLEN RD 190410142005200	R Residential	401,000	446,000	4,426	4,297	-129	-2.92 %	\$25.69
27 326 GLEN RD 190410141000300	R Residential	502,000	589,000	5,541	5,675	134	2.41 %	
27 327 GLEN RD 190410142005300	R Residential	431,000	480,000	4,757	4,625	-133	-2.79 %	
27 328 GLEN RD 190410141000200	R Residential	498,000	568,000	5,497	5,472	-25	-0.45 %	
27 329 GLEN RD 190410142005400	R Residential	490,000	584,000	5,409	5,627	218	4.03 %	\$432.10
27 331 GLEN RD 190410142005500	R Residential	405,000	554,000	4,470	5,338	867	19.40 %	-\$138.28
27 333 GLEN RD 190410142005600	R Residential	396,000	504,000	4,371	4,856	485	11.09 %	
27 335 GLEN RD 190410142005700	R Residential	444,000	517,000	4,901	4,981	80	1.64 %	
27 337 GLEN RD 190410142005800	R Residential	350,000	432,000	3,863	4,162	299	7.73 %	-\$112.62
27 339 GLEN RD 190410142005900	R Residential	457,000	396,000	5,044	3,815	-1,229	-24.37 %	\$320.71
27 341 GLEN RD 190410142005950	R Residential	351,000	403,000	3,874	3,883	8	0.22 %	

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