



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 HIGHLAND AVE 190410135006190 | R Residential | 1,757,000 | 2,174,000 | 19,394 | 20,946 | 1,552 | 8.00 % | -\$789.48 |
| 27 2 HIGHLAND AVE 190410135005700 | R Residential | 1,301,000 | 1,602,000 | 14,361 | 15,435 | 1,074 | 7.48 % | \$1,591.64 |
| 27 3 HIGHLAND AVE 190410135006300 | R Residential | 2,447,000 | 3,261,000 | 27,010 | 31,418 | 4,408 | 16.32 % | \$993.30 |
| 27 4 HIGHLAND AVE 190410135005600 | R Residential | 1,517,000 | 1,655,000 | 16,745 | 15,945 | -800 | -4.77 % | \$1,374.02 |
| 27 5 HIGHLAND AVE 190410135006200 | R Residential | 1,900,000 | 2,515,000 | 20,972 | 24,231 | 3,259 | 15.54 % | \$728.87 |
| 27 6 HIGHLAND AVE 190410135005500 | R Residential | 1,797,000 | 2,078,000 | 19,835 | 20,021 | 185 | 0.93 % | \$866.70 |
| 27 7 HIGHLAND AVE 190410135006400 | R Residential | 787,000 | 985,000 | 8,687 | 9,490 | 803 | 9.24 % | \$293.17 |
| 27 8 HIGHLAND AVE 190410135005400 | R Residential | 2,370,000 | 2,701,000 | 26,160 | 26,023 | -137 | -0.52 % | \$1,514.22 |
| 27 9 HIGHLAND AVE 190410135006500 | R Residential | 4,300,000 | 5,523,000 | 47,464 | 53,212 | 5,748 | 12.11 % | \$4,213.45 |
| 27 10 HIGHLAND AVE 190410135005300 | R Residential | 6,890,000 | 8,446,000 | 76,053 | 81,374 | 5,321 | 7.00 % | \$1,518.32 |
| 27 11 HIGHLAND AVE 190410135006600 | R Residential | 2,550,000 | 3,130,000 | 28,147 | 30,156 | 2,009 | 7.14 % | \$1,822.39 |
| 27 15 HIGHLAND AVE 190410135006700 | R Residential | 2,750,000 | 3,467,000 | 30,355 | 33,403 | 3,048 | 10.04 % | \$1,227.10 |
| 27 16 HIGHLAND AVE 190410135005100 | R Residential | 1,785,000 | 2,186,000 | 19,703 | 21,061 | 1,358 | 6.89 % | \$445.90 |
| 27 19 HIGHLAND AVE 190410135006800 | R Residential | 3,310,000 | 3,996,000 | 36,536 | 38,500 | 1,964 | 5.37 % | \$1,523.27 |
| 27 20 HIGHLAND AVE 190410135005000 | R Residential | 2,288,000 | 2,687,000 | 25,255 | 25,888 | 633 | 2.51 % | \$1,464.00 |
| 27 27 HIGHLAND AVE 190410135006900 | R Residential | 2,229,000 | 2,586,000 | 24,604 | 24,915 | 311 | 1.26 % | \$1,976.90 |

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| | | June 1999 | June 2001 | 2002 Annualized* | 2003 Full CVA** | (2002 Annualized vs 2003 CVA) \$ | % | |
| 27 45 HIGHLAND AVE 190410135007000 R | Residential | 1,729,000 | 2,441,000 | 19,085 | 23,518 | 4,433 | 23.23 % | \$811.14 |
| 27 47 HIGHLAND AVE 190410135007060 R | Residential | 2,900,000 | 3,205,000 | 32,010 | 30,879 | -1,132 | -3.54 % | \$3,125.11 |
| 27 49 HIGHLAND AVE 190410135007100 R | Residential | 4,300,000 | 4,505,000 | 47,464 | 43,404 | -4,060 | -8.55 % | \$831.27 |
| 27 55 HIGHLAND AVE 190410135007200 R | Residential | 1,641,000 | 1,976,000 | 18,114 | 19,038 | 924 | 5.10 % | \$805.41 |
| 27 56 HIGHLAND AVE 190410135004900 R | Residential | 1,819,000 | 2,134,000 | 20,078 | 20,560 | 482 | 2.40 % | \$1,608.49 |
| 27 57 HIGHLAND AVE 190410135007300 R | Residential | 1,982,000 | 2,161,000 | 21,878 | 20,820 | -1,057 | -4.83 % | \$1,232.20 |
| 27 58 HIGHLAND AVE 190410135004800 R | Residential | 1,054,000 | 1,232,000 | 11,634 | 11,870 | 236 | 2.03 % | \$681.08 |
| 27 60 HIGHLAND AVE 190410135004700 R | Residential | 1,601,000 | 1,890,000 | 17,672 | 18,209 | 537 | 3.04 % | \$2,988.57 |
| 27 61 HIGHLAND AVE 190410135007400 R | Residential | 1,548,000 | 1,657,000 | 17,087 | 15,965 | -1,122 | -6.57 % | \$2,016.72 |
| 27 62 HIGHLAND AVE 190410135004600 R | Residential | 963,000 | 967,000 | 10,630 | 9,317 | -1,313 | -12.35 % | \$839.18 |
| 27 63 HIGHLAND AVE 190410135007500 R | Residential | 1,026,000 | 1,047,000 | 11,325 | 10,087 | -1,238 | -10.93 % | \$699.85 |
| 27 64 HIGHLAND AVE 190410135004500 R | Residential | 1,081,000 | 1,180,000 | 11,932 | 11,369 | -563 | -4.72 % | \$885.49 |
| 27 65 HIGHLAND AVE 190410135007600 R | Residential | 1,466,000 | 1,502,000 | 16,182 | 14,471 | -1,711 | -10.57 % | \$1,137.15 |
| 27 66 HIGHLAND AVE 190410135004400 R | Residential | 999,000 | 1,166,000 | 11,027 | 11,234 | 207 | 1.88 % | \$952.60 |
| 27 73 HIGHLAND AVE 190410152001900 R | Residential | 1,275,000 | 1,693,000 | 14,074 | 16,311 | 2,238 | 15.90 % | \$1,139.77 |
| 27 75 HIGHLAND AVE 190410152002000 R | Residential | 908,000 | 1,060,000 | 10,023 | 10,213 | 190 | 1.90 % | |
| 27 77 HIGHLAND AVE 190410152002100 R | Residential | 643,000 | 673,000 | 7,098 | 6,484 | -613 | -8.64 % | |

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|---|-------------|----------------|--------------|---------------------|--------------------|-------------------------------------|----------|-------------------------------------|
| | | June 1999 | June 2001 | 2002 Annualized* | 2003 Full CVA** | (2002 Annualized vs 2003 CVA) \$ | % | |
| 27 78 HIGHLAND AVE 190410148000500 R | Residential | 1,294,000 | 1,296,000 | 14,283 | 12,486 | -1,797 | -12.58 % | \$1,669.16 |
| 27 79 HIGHLAND AVE 190410152002200 R | Residential | 600,000 | 602,000 | 6,623 | 5,800 | -823 | -12.42 % | |
| 27 80 HIGHLAND AVE 190410148000400 R | Residential | 946,000 | 1,273,000 | 10,442 | 12,265 | 1,823 | 17.46 % | \$421.73 |
| 27 81 HIGHLAND AVE 190410152002300 R | Residential | 1,492,000 | 1,684,000 | 16,469 | 16,225 | -244 | -1.48 % | \$1,394.82 |
| 27 82 HIGHLAND AVE 190410148000300 R | Residential | 1,100,000 | 1,119,000 | 12,142 | 10,781 | -1,361 | -11.21 % | \$411.55 |
| 27 84 HIGHLAND AVE 190410148000200 R | Residential | 735,000 | 829,000 | 8,113 | 7,987 | -126 | -1.55 % | \$458.00 |
| 27 85 HIGHLAND AVE 190410152002400 R | Residential | 1,540,000 | 1,757,000 | 16,999 | 16,928 | -71 | -0.42 % | \$1,188.68 |
| 27 86 HIGHLAND AVE 190410148000100 R | Residential | 843,000 | 968,000 | 9,305 | 9,326 | 21 | 0.23 % | \$83.45 |
| 27 87 HIGHLAND AVE 190410152002500 R | Residential | 1,300,000 | 1,751,000 | 14,350 | 16,870 | 2,521 | 17.57 % | \$750.81 |
| 27 89 HIGHLAND AVE 190410152002600 R | Residential | 1,657,000 | 1,695,000 | 18,290 | 16,331 | -1,959 | -10.71 % | \$1,526.95 |
| 27 93 HIGHLAND AVE 190410152002700 R | Residential | 1,443,110 | 1,511,355 | 15,929 | 14,561 | -1,368 | -8.59 % | \$1,917.02 |
| 27 94 HIGHLAND AVE 190410151000800 R | Residential | 682,000 | 703,000 | 7,528 | 6,773 | -755 | -10.03 % | |
| 27 96 HIGHLAND AVE 190410151000700 R | Residential | 1,132,000 | 1,673,000 | 12,495 | 16,119 | 3,624 | 29.00 % | \$1,369.15 |
| 27 98 HIGHLAND AVE 190410151000600 R | Residential | 835,000 | 945,000 | 9,217 | 9,105 | -112 | -1.22 % | -\$215.89 |
| 27 100 HIGHLAND AVE 190410151000500 R | Residential | 915,000 | 1,119,000 | 10,100 | 10,781 | 681 | 6.75 % | \$446.56 |
| 27 102 HIGHLAND AVE 190410151000400 R | Residential | 622,000 | 728,000 | 6,866 | 7,014 | 148 | 2.16 % | \$18.15 |
| 27 104 HIGHLAND AVE 190410151000300 R | Residential | 500,000 | 582,000 | 5,519 | 5,607 | 88 | 1.60 % | |

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| 27 106 HIGHLAND AVE 190410151000200 R | Residential | 579,000 | 670,000 | 6,391 | 6,455 | 64 | 1.00 % | \$397.84 |
| 27 108 HIGHLAND AVE 190410151000100 R | Residential | 675,000 | 719,000 | 7,451 | 6,927 | -523 | -7.03 % | \$20.81 |

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