



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

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Ward & Address Roll Number	Tax Code	CVA Assessment		Estimated Tax		Tax Difference (2002 Annualized vs 2003 CVA)		Balance of Phase In (res.)***
		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	\$	%	
27 1 HIGHLAND GDNS 190410135006000 R	Residential	3,319,000	4,038,000	36,635	38,905	2,269	6.19 %	\$6,578.79
27 2 HIGHLAND GDNS 190410135006130 R	Residential	2,400,000	2,595,000	26,491	25,002	-1,490	-5.62 %	\$1,469.83
27 3 HIGHLAND GDNS 190410135005900 R	Residential	1,082,000	1,302,000	11,943	12,544	601	5.03 %	\$722.99
27 4 HIGHLAND GDNS 190410135006160 R	Residential	2,056,000	2,492,000	22,694	24,009	1,315	5.79 %	\$1,251.37
27 5 HIGHLAND GDNS 190410135005800 R	Residential	1,404,000	1,639,000	15,497	15,791	294	1.89 %	\$361.48

*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.