



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

March 8, 2003
 Page 1

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 JEAN ST 190410141006600	R Residential	530,000	588,000	5,850	5,665	-185	-3.16 %	
27 2 JEAN ST 190410140000500	R Residential	480,000	935,000	5,298	9,008	3,710	70.02 %	-\$46.37
27 3 JEAN ST 190410141006700	R Residential	460,000	566,000	5,078	5,453	376	7.40 %	
27 4 JEAN ST 190410140000400	R Residential	439,000	499,000	4,846	4,808	-38	-0.79 %	
27 5 JEAN ST 190410141006800	R Residential	433,000	493,000	4,780	4,750	-30	-0.62 %	\$155.53
27 6 JEAN ST 190410140000300	R Residential	390,000	491,000	4,305	4,731	426	9.89 %	\$135.49
27 7 JEAN ST 190410141006900	R Residential	454,000	529,000	5,011	5,097	85	1.70 %	\$295.35
27 8 JEAN ST 190410140000200	R Residential	280,000	490,000	3,091	4,721	1,630	52.75 %	-\$228.17
27 9 JEAN ST 190410141007000	R Residential	347,000	512,000	3,830	4,933	1,103	28.79 %	
27 10 JEAN ST 190410140000100	R Residential	315,000	406,000	3,477	3,912	435	12.50 %	
27 11 JEAN ST 190410141007100	R Residential	415,000	537,000	4,581	5,174	593	12.94 %	
27 15 JEAN ST 190410141007200	R Residential	415,000	588,000	4,581	5,665	1,084	23.67 %	

*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.