



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 5 MACLENNAN AVE 190410137000100 R	Residential	877,000	932,000	9,680	8,979	-701	-7.24 %	\$629.82
27 7 MACLENNAN AVE 190410137000200 R	Residential	690,000	688,000	7,616	6,629	-988	-12.97 %	
27 9 MACLENNAN AVE 190410137000300 R	Residential	886,000	987,000	9,780	9,509	-270	-2.76 %	\$526.69
27 11 MACLENNAN AVE 190410137000400 R	Residential	764,000	884,000	8,433	8,517	84	0.99 %	
27 19 MACLENNAN AVE 190410139000100 R	Residential	538,000	632,000	5,939	6,089	151	2.54 %	
27 21 MACLENNAN AVE 190410139000200 R	Residential	533,000	631,000	5,883	6,079	196	3.33 %	
27 23 MACLENNAN AVE 190410139000300 R	Residential	550,000	699,000	6,071	6,735	664	10.93 %	
27 25 MACLENNAN AVE 190410139000400 R	Residential	751,000	862,000	8,290	8,305	15	0.19 %	\$390.63
27 27 MACLENNAN AVE 190410139000500 R	Residential	865,000	926,000	9,548	8,922	-626	-6.56 %	
27 29 MACLENNAN AVE 190410139000600 R	Residential	684,000	868,000	7,550	8,363	813	10.77 %	
27 31 MACLENNAN AVE 190410139000700 R	Residential	580,000	778,000	6,402	7,496	1,094	17.08 %	
27 33 MACLENNAN AVE 190410139000800 R	Residential	571,000	620,000	6,303	5,973	-329	-5.22 %	
27 35 MACLENNAN AVE 190410139000900 R	Residential	563,000	598,000	6,214	5,761	-453	-7.29 %	
27 81 MACLENNAN AVE 190410247000100 R	Residential	722,000	813,000	7,970	7,833	-137	-1.71 %	\$551.67
27 92 MACLENNAN AVE 190410244001300 R	Residential	1,128,000	1,220,000	12,451	11,754	-697	-5.60 %	\$340.18
27 95 MACLENNAN AVE 190410242000100 R	Residential	823,000	921,000	9,084	8,873	-211	-2.32 %	\$755.02

*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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 Page 2

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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 100 MACLENNAN AVE 190410243001300 R	Residential	896,000	998,000	9,890	9,615	-275	-2.78 %	\$548.30

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