



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 50 ROXBOROUGH DR 190410135008400 R Residential		993,000	1,172,000	10,961	11,292	331	3.02 %	\$250.70
27 51 ROXBOROUGH DR 190410152000150 R Residential		1,130,000	1,418,000	12,473	13,662	1,189	9.53 %	\$125.23
27 52 ROXBOROUGH DR 190410135008300 R Residential		800,000	996,000	8,830	9,596	766	8.67 %	\$717.85
27 53 ROXBOROUGH DR 190410152000210 R Residential		1,094,000	1,254,000	12,076	12,082	6	0.05 %	\$629.99
27 55 ROXBOROUGH DR 190410152000200 R Residential		2,061,000	2,449,000	22,750	23,595	846	3.72 %	\$1,838.69
27 56 ROXBOROUGH DR 190410135008200 R Residential		850,000	1,066,000	9,382	10,270	888	9.47 %	\$518.46
27 57 ROXBOROUGH DR 190410152000250 R Residential		1,234,000	1,444,000	13,621	13,912	291	2.14 %	\$370.26
27 58 ROXBOROUGH DR 190410135008100 R Residential		1,100,000	1,277,000	12,142	12,303	161	1.33 %	\$617.88
27 59 ROXBOROUGH DR 190410152000300 R Residential		1,713,000	1,973,000	18,908	19,009	101	0.53 %	\$850.19
27 60 ROXBOROUGH DR 190410135008000 R Residential		908,000	957,000	10,023	9,220	-802	-8.00 %	\$122.64
27 61 ROXBOROUGH DR 190410152000400 R Residential		1,015,000	1,291,000	11,204	12,438	1,235	11.02 %	\$780.05
27 62 ROXBOROUGH DR 190410135007900 R Residential		747,000	895,000	8,245	8,623	378	4.58 %	
27 64 ROXBOROUGH DR 190410135007800 R Residential		966,000	1,111,000	10,663	10,704	41	0.39 %	\$796.71
27 65 ROXBOROUGH DR 190410152000500 R Residential		1,061,000	1,302,000	11,711	12,544	833	7.11 %	\$644.02
27 67 ROXBOROUGH DR 190410152000600 R Residential		1,378,000	1,466,000	15,211	14,124	-1,086	-7.14 %	\$1,519.80
27 70 ROXBOROUGH DR 190410135007750 R Residential		1,206,000	1,387,000	13,312	13,363	51	0.38 %	\$643.91

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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 71 ROXBOROUGH DR 190410152000700 R Residential		1,494,000	1,675,000	16,491	16,138	-353	-2.14 %	\$750.22
27 77 ROXBOROUGH DR 190410152000800 R Residential		2,080,000	2,674,000	22,959	25,763	2,804	12.21 %	\$1,154.37
27 83 ROXBOROUGH DR 190410152000900 R Residential		1,187,000	1,380,000	13,102	13,296	194	1.48 %	\$1,016.71
27 85 ROXBOROUGH DR 190410152001000 R Residential		1,075,000	1,248,000	11,866	12,024	158	1.33 %	\$488.99
27 87 ROXBOROUGH DR 190410152001100 R Residential		949,000	1,268,000	10,475	12,217	1,742	16.63 %	\$670.56
27 93 ROXBOROUGH DR 190410152001200 R Residential		1,859,000	2,279,000	20,520	21,957	1,437	7.01 %	\$1,541.22
27 94 ROXBOROUGH DR 190410135007700 R Residential		736,000	862,000	8,124	8,305	181	2.23 %	
27 97 ROXBOROUGH DR 190410152001300 R Residential		2,000,000	2,460,000	22,076	23,701	1,625	7.36 %	\$1,754.17
27 105 ROXBOROUGH DR 190410152001800 R Residential		942,000	1,007,000	10,398	9,702	-696	-6.69 %	\$610.52
27 106 ROXBOROUGH DR 190410136003600 R Residential		1,550,000	1,737,000	17,109	16,735	-374	-2.18 %	\$1,003.96
27 107 ROXBOROUGH DR 190410148000600 R Residential		777,000	1,258,000	8,577	12,120	3,544	41.32 %	\$216.18
27 108 ROXBOROUGH DR 190410136003500 R Residential		1,509,000	1,802,000	16,656	17,362	705	4.23 %	\$355.82
27 109 ROXBOROUGH DR 190410148000700 R Residential		994,000	1,054,000	10,972	10,155	-817	-7.45 %	\$781.99
27 110 ROXBOROUGH DR 190410136003400 R Residential		1,697,000	1,995,000	18,732	19,221	489	2.61 %	\$472.53
27 111 ROXBOROUGH DR 190410148000800 R Residential		725,000	842,000	8,003	8,112	110	1.37 %	\$315.01
27 112 ROXBOROUGH DR 190410136003300 R Residential		1,168,000	1,534,000	12,893	14,779	1,887	14.64 %	\$827.16
27 114 ROXBOROUGH DR 190410136003200 R Residential		1,362,000	1,576,000	15,034	15,184	150	1.00 %	\$1,878.45

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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 115 ROXBOROUGH DR 190410148000900 R Residential		858,000	969,000	9,471	9,336	-135	-1.42 %	
27 116 ROXBOROUGH DR 190410136003100 R Residential		979,000	1,071,000	10,806	10,319	-488	-4.51 %	\$423.89
27 117 ROXBOROUGH DR 190410148001000 R Residential		857,000	951,000	9,460	9,163	-297	-3.14 %	\$335.75
27 118 ROXBOROUGH DR 190410136003000 R Residential		905,000	1,035,000	9,989	9,972	-18	-0.18 %	\$437.08
27 119 ROXBOROUGH DR 190410148001100 R Residential		915,000	991,000	10,100	9,548	-552	-5.47 %	\$499.16
27 120 ROXBOROUGH DR 190410136002900 R Residential		1,320,000	1,520,000	14,570	14,645	74	0.51 %	\$300.47
27 121 ROXBOROUGH DR 190410148001200 R Residential		1,211,000	1,445,000	13,367	13,922	555	4.15 %	\$1,263.59
27 122 ROXBOROUGH DR 190410136002800 R Residential		1,040,000	1,370,000	11,480	13,199	1,720	14.98 %	\$917.49
27 123 ROXBOROUGH DR 190410148001300 R Residential		1,155,000	1,390,000	12,749	13,392	643	5.04 %	\$953.21
27 124 ROXBOROUGH DR 190410136002700 R Residential		832,000	976,000	9,184	9,403	220	2.39 %	\$627.62
27 125 ROXBOROUGH DR 190410148001400 R Residential		1,248,000	1,439,000	13,776	13,864	89	0.64 %	\$970.85
27 126 ROXBOROUGH DR 190410136002600 R Residential		1,178,000	1,351,000	13,003	13,016	13	0.10 %	\$371.39
27 127 ROXBOROUGH DR 190410148001500 R Residential		1,656,000	1,898,000	18,279	18,286	7	0.04 %	\$1,329.38
27 128 ROXBOROUGH DR 190410136002500 R Residential		1,029,000	1,209,000	11,358	11,648	290	2.55 %	\$734.25
27 130 ROXBOROUGH DR 190410136002400 R Residential		1,224,000	1,389,000	13,511	13,382	-128	-0.95 %	\$118.24
27 131 ROXBOROUGH DR 190410148001600 R Residential		2,749,000	3,236,000	30,344	31,178	834	2.75 %	\$1,907.45
27 132 ROXBOROUGH DR 190410136002300 R Residential		895,000	1,017,000	9,879	9,798	-81	-0.82 %	\$629.89

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27 133 ROXBOROUGH DR 190410148001700 R Residential		879,000	882,000	9,702	8,498	-1,205	-12.42 %	
27 134 ROXBOROUGH DR 190410136002200 R Residential		903,000	1,031,000	9,967	9,933	-34	-0.34 %	\$580.02
27 135 ROXBOROUGH DR 190410148001800 R Residential		1,420,000	1,764,000	15,674	16,995	1,321	8.43 %	\$1,054.70
27 136 ROXBOROUGH DR 190410136002100 R Residential		1,028,000	1,181,000	11,347	11,378	31	0.28 %	\$1,143.53
27 137 ROXBOROUGH DR 190410148001900 R Residential		1,184,000	1,422,000	13,069	13,700	631	4.83 %	\$707.21
27 138 ROXBOROUGH DR 190410136002000 R Residential		1,834,000	2,062,000	20,244	19,867	-377	-1.86 %	\$1,019.91
27 139 ROXBOROUGH DR 190410148002000 R Residential		1,345,000	1,591,000	14,846	15,329	482	3.25 %	\$708.51
27 148 ROXBOROUGH DR 190410137003700 R Residential		2,989,000	3,545,000	32,993	34,155	1,162	3.52 %	\$2,211.81
27 150 ROXBOROUGH DR 190410137003600 R Residential		1,625,000	1,949,000	17,937	18,778	841	4.69 %	\$1,216.65
27 152 ROXBOROUGH DR 190410137003500 R Residential		1,282,000	2,098,000	14,151	20,213	6,063	42.84 %	-\$790.66
27 154 ROXBOROUGH DR 190410137003400 R Residential		1,101,000	1,233,000	12,153	11,879	-273	-2.25 %	\$783.08
27 160 ROXBOROUGH DR 190410137003300 R Residential		879,000	880,000	9,702	8,478	-1,224	-12.62 %	\$300.78
27 161 ROXBOROUGH DR 190410147000300 R Residential		1,228,000	1,405,000	13,555	13,537	-18	-0.13 %	\$355.60
27 163 ROXBOROUGH DR 190410147000400 R Residential		1,125,000	1,339,000	12,418	12,901	483	3.89 %	\$815.54
27 165 ROXBOROUGH DR 190410147000500 R Residential		1,270,000	1,515,000	14,018	14,596	578	4.12 %	\$1,021.75
27 166 ROXBOROUGH DR 190410145005800 R Residential		2,029,000	2,265,000	22,396	21,822	-574	-2.56 %	\$499.55
27 167 ROXBOROUGH DR 190410147000600 R Residential		1,411,000	1,672,000	15,575	16,109	534	3.43 %	\$215.50

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27 169 ROXBOROUGH DR 190410147000700 R Residential		1,161,000	1,625,000	12,815	15,656	2,841	22.17 %	\$969.41
27 170 ROXBOROUGH DR 190410145005700 R Residential		3,021,000	3,539,000	33,346	34,097	751	2.25 %	\$2,898.30
27 171 ROXBOROUGH DR 190410147000800 R Residential		2,188,000	2,641,000	24,151	25,445	1,294	5.36 %	\$948.46
27 172 ROXBOROUGH DR 190410145005600 R Residential		1,305,000	1,472,000	14,405	14,182	-223	-1.55 %	\$1,398.81
27 173 ROXBOROUGH DR 190410147000900 R Residential		1,204,000	1,453,000	13,290	13,999	709	5.34 %	
27 175 ROXBOROUGH DR 190410147001000 R Residential		938,000	1,337,000	10,354	12,881	2,528	24.41 %	\$584.88
27 177 ROXBOROUGH DR 190410147001100 R Residential		1,210,000	1,418,000	13,356	13,662	306	2.29 %	\$1,260.22
27 179 ROXBOROUGH DR 190410147001150 R Residential		1,635,000	1,942,000	18,047	18,710	663	3.67 %	\$274.75
27 181 ROXBOROUGH DR 190410147001250 R Residential		1,328,000	1,553,000	14,659	14,963	304	2.07 %	-\$611.12
27 183 ROXBOROUGH DR 190410147001300 R Residential		1,313,000	1,527,000	14,493	14,712	219	1.51 %	\$491.26
27 184 ROXBOROUGH DR 190410145005500 R Residential		3,129,000	3,782,000	34,538	36,438	1,900	5.50 %	\$3,092.96
27 185 ROXBOROUGH DR 190410147001400 R Residential		1,355,000	1,568,000	14,957	15,107	150	1.01 %	\$677.53
27 187 ROXBOROUGH DR 190410147001500 R Residential		1,734,000	2,023,000	19,140	19,491	351	1.83 %	\$650.01
27 188 ROXBOROUGH DR 190410145005400 R Residential		2,494,000	3,028,000	27,529	29,174	1,645	5.97 %	\$3,611.70
27 190 ROXBOROUGH DR 190410145005300 R Residential		4,000,000	4,628,000	44,152	44,589	437	0.99 %	\$2,594.01
27 194 ROXBOROUGH DR 190410145005100 R Residential		4,277,000	4,554,000	47,210	43,876	-3,334	-7.06 %	-\$415.57
27 196 ROXBOROUGH DR 190410145004900 R Residential		1,788,000	2,074,000	19,736	19,982	246	1.25 %	\$1,119.52

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27 200 ROXBOROUGH DR 190410145004700	R Residential	3,731,000	4,015,000	41,183	38,683	-2,500	-6.07 %	
27 202 ROXBOROUGH DR 190410145004600	R Residential	4,502,000	5,023,000	49,694	48,395	-1,299	-2.61 %	\$3,835.39
27 206 ROXBOROUGH DR 190410145004500	R Residential	1,637,000	2,351,000	18,069	22,651	4,582	25.36 %	\$480.39
27 208 ROXBOROUGH DR 190410145004400	R Residential	2,400,000	2,886,000	26,491	27,805	1,314	4.96 %	\$1,372.73

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