



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 3 ST ANDREWS GDNS 190410138000100 R Residential		784,000	896,000	8,654	8,633	-21	-0.25 %	\$542.47
27 5 ST ANDREWS GDNS 190410138000200 R Residential		766,000	891,000	8,455	8,584	129	1.53 %	\$437.22
27 7 ST ANDREWS GDNS 190410138000300 R Residential		895,000	1,012,000	9,879	9,750	-129	-1.30 %	\$650.12
27 8 ST ANDREWS GDNS 190410139005600 R Residential		827,000	967,000	9,129	9,317	188	2.06 %	\$780.66
27 10 ST ANDREWS GDNS 190410139005500 R Residential		800,000	925,000	8,830	8,912	82	0.92 %	\$317.33
27 11 ST ANDREWS GDNS 190410138000400 R Residential		727,000	828,000	8,025	7,977	-47	-0.59 %	\$1.18
27 12 ST ANDREWS GDNS 190410139005400 R Residential		796,000	941,000	8,786	9,066	280	3.18 %	\$340.24
27 14 ST ANDREWS GDNS 190410139005300 R Residential		1,025,000	1,192,000	11,314	11,484	170	1.51 %	\$696.48
27 15 ST ANDREWS GDNS 190410138000500 R Residential		673,000	804,000	7,429	7,746	318	4.28 %	
27 16 ST ANDREWS GDNS 190410139005200 R Residential		838,000	1,063,000	9,250	10,242	992	10.72 %	-\$533.46
27 17 ST ANDREWS GDNS 190410138000600 R Residential		874,000	1,062,000	9,647	10,232	585	6.06 %	\$457.87
27 19 ST ANDREWS GDNS 190410138000700 R Residential		982,000	1,096,000	10,839	10,560	-280	-2.58 %	\$389.51
27 20 ST ANDREWS GDNS 190410139005100 R Residential		960,000	1,281,000	10,597	12,342	1,745	16.47 %	\$893.79
27 21 ST ANDREWS GDNS 190410138000800 R Residential		749,000	890,000	8,268	8,575	307	3.72 %	\$352.72
27 22 ST ANDREWS GDNS 190410139005000 R Residential		693,000	952,000	7,649	9,172	1,523	19.91 %	
27 23 ST ANDREWS GDNS 190410138000900 R Residential		964,000	1,075,000	10,641	10,357	-284	-2.66 %	\$599.81

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27 24 ST ANDREWS GDNS								
190410139004900 R Residential		636,000	785,000	7,020	7,563	543	7.73 %	
27 25 ST ANDREWS GDNS								
190410138001000 R Residential		710,000	900,000	7,837	8,671	834	10.64 %	
27 26 ST ANDREWS GDNS								
190410139004800 R Residential		800,000	985,000	8,830	9,490	660	7.47 %	\$713.80
27 27 ST ANDREWS GDNS								
190410138001100 R Residential		716,000	752,000	7,903	7,245	-658	-8.33 %	\$389.82
27 28 ST ANDREWS GDNS								
190410139004700 R Residential		697,000	778,000	7,694	7,496	-198	-2.57 %	\$742.36
27 29 ST ANDREWS GDNS								
190410138001200 R Residential		886,000	1,022,000	9,780	9,847	67	0.68 %	\$805.84
27 30 ST ANDREWS GDNS								
190410139004600 R Residential		702,000	823,000	7,749	7,929	181	2.33 %	\$326.38
27 31 ST ANDREWS GDNS								
190410138001300 R Residential		845,000	981,000	9,327	9,452	124	1.33 %	\$962.79
27 32 ST ANDREWS GDNS								
190410139004500 R Residential		807,000	924,000	8,908	8,902	-5	-0.06 %	\$713.16
27 33 ST ANDREWS GDNS								
190410138001400 R Residential		913,000	1,037,000	10,078	9,991	-87	-0.86 %	\$990.42
27 34 ST ANDREWS GDNS								
190410139004400 R Residential		877,000	927,000	9,680	8,931	-749	-7.74 %	\$540.81
27 35 ST ANDREWS GDNS								
190410138001500 R Residential		1,025,000	1,153,000	11,314	11,109	-205	-1.82 %	\$846.17
27 36 ST ANDREWS GDNS								
190410139004300 R Residential		850,000	1,003,000	9,382	9,664	281	3.00 %	\$809.75
27 37 ST ANDREWS GDNS								
190410138001600 R Residential		829,000	1,024,000	9,151	9,866	715	7.82 %	
27 38 ST ANDREWS GDNS								
190410139004200 R Residential		891,000	978,000	9,835	9,423	-412	-4.19 %	\$757.99
27 39 ST ANDREWS GDNS								
190410138001700 R Residential		935,000	1,101,000	10,321	10,608	287	2.78 %	\$376.52
27 40 ST ANDREWS GDNS								
190410139004100 R Residential		939,000	998,000	10,365	9,615	-749	-7.23 %	\$398.11

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27 41 ST ANDREWS GDNS								
190410138001800 R Residential		1,139,000	1,434,000	12,572	13,816	1,244	9.89 %	\$498.63
27 42 ST ANDREWS GDNS								
190410139004000 R Residential		770,000	909,000	8,499	8,758	259	3.04 %	\$657.05
27 44 ST ANDREWS GDNS								
190410139003900 R Residential		842,000	964,000	9,294	9,288	-6	-0.07 %	\$920.30
27 46 ST ANDREWS GDNS								
190410139003800 R Residential		897,000	1,040,000	9,901	10,020	119	1.20 %	\$802.51
27 48 ST ANDREWS GDNS								
190410139003700 R Residential		1,074,000	1,264,000	11,855	12,178	323	2.73 %	\$1,052.01
27 49 ST ANDREWS GDNS								
190410138001900 R Residential		1,151,000	1,276,000	12,705	12,294	-411	-3.24 %	\$1,162.22
27 50 ST ANDREWS GDNS								
190410139003600 R Residential		968,000	1,115,000	10,685	10,743	58	0.54 %	\$1,232.30
27 51 ST ANDREWS GDNS								
190410138002000 R Residential		886,000	1,000,000	9,780	9,635	-145	-1.48 %	
27 52 ST ANDREWS GDNS								
190410139003500 R Residential		782,000	946,000	8,632	9,114	483	5.59 %	\$309.17
27 53 ST ANDREWS GDNS								
190410138002100 R Residential		731,000	849,000	8,069	8,180	111	1.37 %	\$187.32
27 54 ST ANDREWS GDNS								
190410139003400 R Residential		1,091,000	1,230,000	12,043	11,851	-192	-1.59 %	\$846.42
27 55 ST ANDREWS GDNS								
190410138002200 R Residential		889,000	1,015,000	9,813	9,779	-34	-0.34 %	\$694.60
27 56 ST ANDREWS GDNS								
190410139003300 R Residential		963,000	1,537,000	10,630	14,808	4,179	39.31 %	\$1,038.63
27 57 ST ANDREWS GDNS								
190410138002300 R Residential		804,000	897,000	8,875	8,642	-232	-2.62 %	\$529.07
27 58 ST ANDREWS GDNS								
190410139003200 R Residential		1,074,000	1,262,000	11,855	12,159	304	2.56 %	\$934.68
27 60 ST ANDREWS GDNS								
190410139003100 R Residential		975,000	1,014,000	10,762	9,769	-993	-9.22 %	\$499.39
27 62 ST ANDREWS GDNS								
190410139003000 R Residential		859,000	954,000	9,482	9,191	-290	-3.06 %	\$500.29

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27 64 ST ANDREWS GDNS 190410139002900 R Residential		810,000	879,000	8,941	8,469	-472	-5.28 %	

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