



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) \$	%	
27 391 SUMMERHILL AVE 190410139001000 R Residential		464,000	523,000	5,122	5,039	-83	-1.62 %	-\$327.24
27 392 SUMMERHILL AVE 190410140003200 R Residential		254,000	312,000	2,804	3,006	202	7.22 %	
27 393 SUMMERHILL AVE 190410139001100 R Residential		456,000	515,000	5,033	4,962	-72	-1.42 %	
27 394 SUMMERHILL AVE 190410140003100 R Residential		258,000	324,000	2,848	3,122	274	9.61 %	
27 396 SUMMERHILL AVE 190410140003000 R Residential		352,000	371,000	3,885	3,574	-311	-8.00 %	
27 398 SUMMERHILL AVE 190410140002900 R Residential		254,000	291,000	2,804	2,804	0	0.00 %	
27 400 SUMMERHILL AVE 190410140002850 C Commercial		90,200	83,200	1,316	3,835	2,519	191.47 %	
27 400 SUMMERHILL AVE 190410140002850 R Residential		360,800	332,800	3,983	3,206	-776	-19.49 %	
27 402 SUMMERHILL AVE 190410140002820 C Commercial		160,760	151,000	3,877	6,960	3,083	79.53 %	
27 402 SUMMERHILL AVE 190410140002820 R Residential		212,240	200,000	2,343	1,927	-416	-17.75 %	-\$234.36
27 404 SUMMERHILL AVE 190410140002750 C Commercial		187,000	178,000	4,808	8,205	3,397	70.66 %	
27 404 SUMMERHILL AVE 190410140002750 R Residential		180,000	173,000	1,987	1,667	-320	-16.11 %	
27 406 SUMMERHILL AVE 190410140002700 C Commercial		284,000	332,000	4,128	15,303	11,175	270.67 %	
27 408 SUMMERHILL AVE 190410140002600 C Commercial		269,000	314,000	4,742	14,473	9,732	205.23 %	
27 410 SUMMERHILL AVE 190410140002500 C Commercial		210,700	229,000	2,633	10,555	7,923	300.92 %	
27 410 SUMMERHILL AVE 190410140002500 R Residential		90,300	99,000	997	954	-43	-4.31 %	

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27 412 SUMMERHILL AVE 190410140002400	C Commercial	252,540	339,000	2,644	15,626	12,982	490.99 %	
27 412 SUMMERHILL AVE 190410140002400	R Residential	108,460	147,000	1,197	1,416	219	18.30 %	
27 418 SUMMERHILL AVE 190410140002100	C Commercial	331,935	416,000	10,299	19,175	8,876	86.19 %	
27 418 SUMMERHILL AVE 190410140002100	R Residential	628,065	789,000	6,933	7,602	669	9.65 %	-\$677.78
27 428 SUMMERHILL AVE 190410140002000	C Commercial	297,320	333,000	5,767	15,349	9,582	166.15 %	
27 428 SUMMERHILL AVE 190410140002000	R Residential	109,680	123,000	1,211	1,185	-26	-2.11 %	-\$57.98
27 436 SUMMERHILL AVE 190410140001800	C Commercial	611,800	815,800	32,514	37,603	5,089	15.65 %	
27 436 SUMMERHILL AVE 190410140001800	R Residential	6,200	8,200	68	79	11	15.44 %	
27 438 SUMMERHILL AVE 190410140001700	C Commercial	230,000	330,000	4,121	15,211	11,090	269.12 %	
27 442 SUMMERHILL AVE 190410140001600	R Residential	363,000	368,000	4,007	3,546	-461	-11.51 %	\$284.18
27 444 SUMMERHILL AVE 190410140001500	R Residential	443,000	533,000	4,890	5,135	245	5.02 %	\$386.74
27 446 SUMMERHILL AVE 190410140001400	C Commercial	747,000	871,000	23,210	40,147	16,938	72.98 %	
27 464 SUMMERHILL AVE 190410140001300	M Multi residential	1,244,000	1,466,000	38,234	42,028	3,794	9.92 %	
27 468 SUMMERHILL AVE 190410140001200	M Multi residential	2,835,000	3,194,000	66,080	91,568	25,488	38.57 %	
27 474 SUMMERHILL AVE 190410140001100	R Residential	450,000	538,000	4,967	5,183	216	4.35 %	
27 476 SUMMERHILL AVE 190410140001000	R Residential	437,000	568,000	4,824	5,472	649	13.45 %	
27 478 SUMMERHILL AVE 190410140000900	R Residential	503,000	610,000	5,552	5,877	325	5.85 %	

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27 480 SUMMERHILL AVE 190410140000800	R Residential	482,000	612,000	5,320	5,896	576	10.83 %	
27 481 SUMMERHILL AVE 190410139001300	R Residential	573,000	632,000	6,325	6,089	-236	-3.73 %	\$461.41
27 482 SUMMERHILL AVE 190410140000700	R Residential	584,000	613,000	6,446	5,906	-540	-8.38 %	\$356.94
27 483 SUMMERHILL AVE 190410139001400	R Residential	561,000	598,000	6,192	5,761	-431	-6.96 %	\$189.39
27 485 SUMMERHILL AVE 190410139001500	R Residential	572,000	670,000	6,314	6,455	141	2.24 %	\$142.99
27 490 SUMMERHILL AVE 190410141006500	R Residential	672,000	802,000	7,418	7,727	309	4.17 %	
27 492 SUMMERHILL AVE 190410141006400	R Residential	510,000	650,000	5,629	6,262	633	11.25 %	
27 494 SUMMERHILL AVE 190410141006300	R Residential	620,000	795,000	6,844	7,660	816	11.92 %	

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