



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 1 WHITNEY AVE 190410149000150	R Residential	2,115,000	2,107,000	23,346	20,300	-3,045	-13.05 %	\$827.48
27 3 WHITNEY AVE 190410149000200	R Residential	1,134,000	1,456,000	12,517	14,028	1,511	12.07 %	\$938.97
27 5 WHITNEY AVE 190410149000300	R Residential	1,358,000	1,585,000	14,990	15,271	281	1.88 %	-\$64.43
27 6 WHITNEY AVE 190410147002900	R Residential	978,000	1,093,000	10,795	10,531	-265	-2.45 %	\$873.63
27 7 WHITNEY AVE 190410149000500	R Residential	1,027,000	1,187,000	11,336	11,436	100	0.88 %	\$767.96
27 8 WHITNEY AVE 190410147002800	R Residential	1,230,000	1,439,000	13,577	13,864	287	2.12 %	\$995.98
27 9 WHITNEY AVE 190410149000600	R Residential	1,224,000	1,411,000	13,511	13,594	84	0.62 %	\$550.93
27 10 WHITNEY AVE 190410147002700	R Residential	1,088,000	1,269,000	12,009	12,226	217	1.81 %	\$391.27
27 11 WHITNEY AVE 190410149000700	R Residential	2,760,000	3,320,000	30,465	31,987	1,522	4.99 %	\$1,997.17
27 14 WHITNEY AVE 190410147002600	R Residential	1,223,000	1,414,000	13,500	13,623	124	0.92 %	\$766.02
27 15 WHITNEY AVE 190410149000800	R Residential	1,345,000	1,583,000	14,846	15,252	405	2.73 %	\$704.46
27 16 WHITNEY AVE 190410147002500	R Residential	1,296,000	1,495,000	14,305	14,404	98	0.69 %	-\$355.02
27 17 WHITNEY AVE 190410149000900	R Residential	1,375,000	1,905,000	15,177	18,354	3,177	20.93 %	
27 18 WHITNEY AVE 190410147002400	R Residential	1,136,000	1,306,000	12,539	12,583	44	0.35 %	\$346.96
27 19 WHITNEY AVE 190410149001000	R Residential	1,692,000	2,181,000	18,676	21,013	2,337	12.51 %	\$330.24
27 20 WHITNEY AVE 190410147002300	R Residential	1,262,000	1,445,000	13,930	13,922	-8	-0.06 %	\$808.65

*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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		June 1999	June 2001	2002 Annualized*	2003 Full CVA**	(2002 Annualized vs 2003 CVA) \$	%	
27 21 WHITNEY AVE 190410149001100	R Residential	1,381,000	1,653,000	15,244	15,926	682	4.48 %	\$959.48
27 22 WHITNEY AVE 190410147002200	R Residential	1,215,000	1,428,000	13,411	13,758	347	2.59 %	\$876.57
27 23 WHITNEY AVE 190410149001200	R Residential	1,245,000	1,705,000	13,742	16,427	2,685	19.53 %	\$1,087.06
27 24 WHITNEY AVE 190410147002100	R Residential	1,233,000	1,425,000	13,610	13,729	119	0.88 %	\$1,208.39
27 25 WHITNEY AVE 190410149001300	R Residential	1,435,000	1,643,000	15,840	15,830	-10	-0.06 %	\$486.35
27 26 WHITNEY AVE 190410147002000	R Residential	1,247,000	1,463,000	13,765	14,095	331	2.40 %	\$1,110.00
27 27 WHITNEY AVE 190410149001400	R Residential	1,524,000	1,693,000	16,822	16,311	-511	-3.04 %	\$1,025.44
27 28 WHITNEY AVE 190410147001900	R Residential	1,164,000	1,456,000	12,848	14,028	1,180	9.18 %	\$959.31
27 29 WHITNEY AVE 190410149001500	R Residential	1,311,000	1,435,000	14,471	13,826	-645	-4.46 %	\$626.11
27 30 WHITNEY AVE 190410147001800	R Residential	2,543,000	2,884,000	28,070	27,786	-284	-1.01 %	\$1,738.07
27 31 WHITNEY AVE 190410149001600	R Residential	933,000	1,097,000	10,299	10,569	271	2.63 %	\$899.75
27 32 WHITNEY AVE 190410147001700	R Residential	1,313,000	1,509,000	14,493	14,539	46	0.31 %	\$628.82
27 33 WHITNEY AVE 190410149001700	R Residential	1,045,000	1,127,000	11,535	10,858	-677	-5.87 %	\$259.77
27 34 WHITNEY AVE 190410147001600	R Residential	2,814,000	3,228,000	31,061	31,101	39	0.13 %	\$1,669.68
27 35 WHITNEY AVE 190410149001800	R Residential	995,000	1,106,000	10,983	10,656	-327	-2.98 %	\$591.17
27 37 WHITNEY AVE 190410149001900	R Residential	1,162,000	1,390,000	12,826	13,392	566	4.41 %	\$1,429.95
27 39 WHITNEY AVE 190410149002000	R Residential	925,000	1,125,000	10,210	10,839	629	6.16 %	\$856.56

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27 41 WHITNEY AVE 190410149002100 R	Residential	2,097,000	2,377,000	23,147	22,901	-245	-1.06 %	\$839.55

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