



2004 Preliminary Tax Impact Study (June 2003 CVA Update)
Estimated Tax Impact of Reassessment For 2004
 by Ward and Property

April 1, 2004
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Ward No.27		CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts		2004 Est.	
Address		2003	2004	Annualized	CVA Tax	2003 C&I Class Shift	Provincial	Total	
Roll Number	Tax Code	(2001 base)	(2003 base)	2003 Tax (1)	Impact \$	Full to Res and MR	Education Shift	Taxes	
3 ASTLEY AVE									
190410145006900	R Residential	758,000	864,000	7,516	-34	7,482	162	38	7,682
4 ASTLEY AVE									
190410143004200	R Residential	416,000	506,000	4,125	257	4,382	95	22	4,499
5 ASTLEY AVE									
190410145007000	R Residential	451,000	538,000	4,472	187	4,659	101	24	4,783
6 ASTLEY AVE									
190410143004100	R Residential	401,000	474,000	3,976	129	4,105	89	21	4,214
7 ASTLEY AVE									
190410145007100	R Residential	539,000	577,000	5,344	-348	4,997	108	25	5,130
8 ASTLEY AVE									
190410143004000	R Residential	413,000	497,000	4,095	209	4,304	93	22	4,419
9 ASTLEY AVE									
190410145007200	R Residential	445,000	537,000	4,412	238	4,650	100	24	4,774
10 ASTLEY AVE									
190410143003900	R Residential	478,000	577,000	4,740	257	4,997	108	25	5,130
11 ASTLEY AVE									
190410145007300	R Residential	659,000	752,000	6,534	-22	6,512	141	33	6,686
12 ASTLEY AVE									
190410143003800	R Residential	648,000	702,000	6,425	-346	6,079	131	31	6,241
15 ASTLEY AVE									
190410145007400	R Residential	1,600,000	1,575,000	15,865	-2,226	13,639	294	69	14,003
16 ASTLEY AVE									
190410143003700	R Residential	681,000	743,000	6,752	-318	6,434	139	33	6,606
18 ASTLEY AVE									
190410143003600	R Residential	557,000	611,000	5,523	-232	5,291	114	27	5,432
20 ASTLEY AVE									
190410143003500	R Residential	555,000	610,000	5,503	-221	5,282	114	27	5,423
21 ASTLEY AVE									
190410145007500	R Residential	1,324,000	1,479,000	13,128	-321	12,808	277	65	13,149
22 ASTLEY AVE									
190410143003400	R Residential	547,000	598,000	5,424	-245	5,178	112	26	5,317
24 ASTLEY AVE									
190410143003300	R Residential	533,000	589,000	5,285	-184	5,101	110	26	5,237

*1 "2003 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 2003 CVA taxation.
 **2 The full CVA tax for 2004 excludes any impact from municipal levy or provincial education levy changes for 2004 and assumes a tax rate which raises the same levy as in 2003 within each class. The full CVA tax does not reflect any mitigation measures (e.g. capping, phase-in or rebate programs).
 ***3 Ontario Regulation 73/03 prescribes rules relating to tax ratios, which may result in a tax shift from commercial and industrial to residential and multi-residential. It is further anticipated that the use of a province-wide uniform residential tax rate will result in a residential education levy increase for Toronto in 2004.

Ward No.27	Address		CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts		2004 Est. Total Taxes	
Roll Number	Tax Code	2003 (2001 base)	2004 (2003 base)	Annualized 2003 Tax (1)	CVA Tax Impact \$	2003 Full	C&I Class Shift to Res and MR	Provincial Education Shift		
25	ASTLEY AVE	190410145007600 R Residential	795,000	910,000	7,883	-3	7,880	170	40	8,090
27	ASTLEY AVE	190410145007700 R Residential	478,000	537,000	4,740	-89	4,650	100	24	4,774
28	ASTLEY AVE	190410143003200 R Residential	521,000	575,000	5,166	-187	4,979	108	25	5,112
29	ASTLEY AVE	190410145007800 R Residential	568,000	624,000	5,632	-228	5,404	117	27	5,548
30	ASTLEY AVE	190410143003100 R Residential	572,000	597,000	5,672	-502	5,170	112	26	5,308
32	ASTLEY AVE	190410143003000 R Residential	535,000	594,000	5,305	-161	5,144	111	26	5,281
33	ASTLEY AVE	190410145007900 R Residential	944,000	1,021,000	9,360	-519	8,842	191	45	9,077
34	ASTLEY AVE	190410143002900 R Residential	405,000	472,000	4,016	72	4,087	88	21	4,196
35	ASTLEY AVE	190410145008000 R Residential	448,000	537,000	4,442	208	4,650	100	24	4,774
36	ASTLEY AVE	190410143002800 R Residential	355,000	434,000	3,520	238	3,758	81	19	3,859
38	ASTLEY AVE	190410143002700 R Residential	840,000	924,000	8,329	-328	8,002	173	41	8,215
44	ASTLEY AVE	190410143002600 R Residential	783,000	868,000	7,764	-247	7,517	162	38	7,717
47	ASTLEY AVE	190410144000100 R Residential	617,000	663,000	6,118	-377	5,741	124	29	5,894
49	ASTLEY AVE	190410144000200 R Residential	559,000	584,000	5,543	-486	5,057	109	26	5,192
50	ASTLEY AVE	190410143002500 R Residential	371,000	415,000	3,679	-85	3,594	78	18	3,690
51	ASTLEY AVE	190410144000300 R Residential	487,000	561,000	4,829	29	4,858	105	25	4,988
53	ASTLEY AVE	190410144000400 R Residential	515,000	590,000	5,107	3	5,109	110	26	5,245
54	ASTLEY AVE	190410143002400 R Residential	343,000	397,000	3,401	37	3,438	74	17	3,530

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55 ASTLEY AVE 190410144000500 R Residential	507,000	585,000	5,027	39	5,066	109	26	5,201
57 ASTLEY AVE 190410144000600 R Residential	621,000	648,000	6,158	-546	5,611	121	29	5,761
58 ASTLEY AVE 190410143002300 R Residential	574,000	558,000	5,692	-859	4,832	104	25	4,961
59 ASTLEY AVE 190410144000700 R Residential	692,000	727,000	6,862	-566	6,296	136	32	6,463
61 ASTLEY AVE 190410144000800 R Residential	409,000	468,000	4,055	-3	4,053	88	21	4,161
62 ASTLEY AVE 190410143002200 R Residential	627,000	688,000	6,217	-259	5,958	129	30	6,117
63 ASTLEY AVE 190410144001000 R Residential	490,000	580,000	4,859	164	5,023	108	26	5,157
64 ASTLEY AVE 190410143002100 R Residential	569,000	603,000	5,642	-420	5,222	113	27	5,361
65 ASTLEY AVE 190410144001200 R Residential	636,000	667,000	6,306	-530	5,776	125	29	5,930
67 ASTLEY AVE 190410144001300 R Residential	597,000	699,000	5,920	134	6,053	131	31	6,215
69 ASTLEY AVE 190410144001500 R Residential	899,000	970,000	8,914	-514	8,400	181	43	8,624
71 ASTLEY AVE 190410144001700 R Residential	837,000	894,000	8,299	-558	7,742	167	39	7,948
73 ASTLEY AVE 190410144002000 R Residential	850,000	892,000	8,428	-704	7,724	167	39	7,930
75 ASTLEY AVE 190410144002200 R Residential	455,000	458,000	4,512	-545	3,966	86	20	4,072
77 ASTLEY AVE 190410144002300 R Residential	447,000	494,000	4,432	-154	4,278	92	22	4,392

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