



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	
1 BEAUMONT RD									
190410145001500	R Residential	1,145,000	1,341,000	11,353	259	11,613	251	59	11,922
2 BEAUMONT RD									
190410145001400	R Residential	2,577,000	3,562,000	25,552	5,293	30,846	666	157	31,668
3 BEAUMONT RD									
190410145001300	R Residential	4,408,000	4,230,000	43,708	-7,077	36,630	791	186	37,607
4 BEAUMONT RD									
190410145001200	R Residential	4,219,000	4,834,000	41,834	27	41,861	904	213	42,977
5 BEAUMONT RD									
190410145001100	R Residential	3,535,000	3,749,000	35,051	-2,586	32,465	701	165	33,331
6 BEAUMONT RD									
190410145001000	R Residential	4,309,000	4,588,000	42,726	-2,996	39,731	858	202	40,790
6 A BEAUMONT RD									
190410145000900	R Residential	2,010,000	2,059,000	19,930	-2,100	17,830	385	91	18,306
7 BEAUMONT RD									
190410145000800	R Residential	2,900,000	3,170,000	28,755	-1,304	27,451	593	140	28,183
8 BEAUMONT RD									
190410145000700	R Residential	4,676,000	4,986,000	46,365	-3,188	43,177	932	219	44,329
9 BEAUMONT RD									
190410145000400	R Residential	3,757,000	4,028,000	37,253	-2,372	34,881	753	177	35,812
11 BEAUMONT RD									
190410145000450	R Residential	3,079,000	3,575,000	30,530	428	30,958	668	157	31,784
14 BEAUMONT RD									
190410145000600	R Residential	4,500,000	5,570,000	44,620	3,614	48,234	1,041	245	49,521
15 BEAUMONT RD									
190410145000200	R Residential	665,000	797,000	6,594	308	6,902	149	35	7,086

*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.