



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	
4 BINSARTH RD 190410148004300	R Residential	1,173,000	1,247,000	11,631	-832	10,799	233	55	11,087
5 BINSARTH RD 190410151000900	R Residential	678,000	848,000	6,723	621	7,343	159	37	7,539
7 BINSARTH RD 190410151001000	R Residential	754,000	963,000	7,476	863	8,339	180	42	8,562
8 BINSARTH RD 190410148004200	R Residential	1,471,000	1,613,000	14,586	-618	13,968	302	71	14,341
9 BINSARTH RD 190410151001100	R Residential	818,000	897,000	8,111	-343	7,768	168	39	7,975
11 BINSARTH RD 190410151001200	R Residential	834,000	915,000	8,270	-346	7,924	171	40	8,135
12 BINSARTH RD 190410148004100	R Residential	777,000	849,000	7,704	-352	7,352	159	37	7,548
13 BINSARTH RD 190410151001300	R Residential	919,000	1,110,000	9,112	500	9,612	208	49	9,869
14 BINSARTH RD 190410148004000	R Residential	791,000	858,000	7,843	-413	7,430	160	38	7,628
15 BINSARTH RD 190410151001400	R Residential	714,000	789,000	7,080	-247	6,832	148	35	7,015
16 BINSARTH RD 190410148003900	R Residential	750,000	874,000	7,437	132	7,569	163	38	7,770
17 BINSARTH RD 190410151001500	R Residential	790,000	864,000	7,833	-351	7,482	162	38	7,682
18 BINSARTH RD 190410148003800	R Residential	700,000	811,000	6,941	82	7,023	152	36	7,210
19 BINSARTH RD 190410151001600	R Residential	729,000	804,000	7,228	-266	6,962	150	35	7,148
20 BINSARTH RD 190410148003700	R Residential	1,523,000	1,652,000	15,101	-796	14,306	309	73	14,687
22 BINSARTH RD 190410148003600	R Residential	1,525,000	1,740,000	15,121	-53	15,068	325	77	15,470
24 BINSARTH RD 190410148003500	R Residential	951,000	1,134,000	9,430	390	9,820	212	50	10,082

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**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.



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Roll Number	Tax Code	(2001 base)	(2003 base)	2003 Tax (1)	Impact \$	Full to Res and MR	Education Shift	Taxes	
26	BINSCARTH RD 190410148003400 R Residential	1,437,000	1,413,000	14,249	-2,013	12,236	264	62	12,562
29	BINSCARTH RD 190410145002500 R Residential	616,000	1,389,000	6,108	5,920	12,028	260	61	12,349
30	BINSCARTH RD 190410148003300 R Residential	1,595,000	1,914,000	15,815	759	16,575	358	84	17,017
32	BINSCARTH RD 190410148003200 R Residential	1,276,000	1,391,000	12,652	-607	12,046	260	61	12,367
34	BINSCARTH RD 190410148003100 R Residential	800,000	1,012,000	7,932	831	8,764	189	45	8,997
35	BINSCARTH RD 190410145002600 R Residential	1,655,000	2,014,000	16,410	1,030	17,441	377	89	17,906
36	BINSCARTH RD 190410148003000 R Residential	748,000	957,000	7,417	870	8,287	179	42	8,508
38	BINSCARTH RD 190410148002900 R Residential	816,000	994,000	8,091	517	8,608	186	44	8,837
40	BINSCARTH RD 190410148002800 R Residential	624,000	693,000	6,187	-186	6,001	130	30	6,161
41	BINSCARTH RD 190410145002700 R Residential	3,814,000	4,247,000	37,818	-1,040	36,778	794	187	37,759
43	BINSCARTH RD 190410145002800 R Residential	2,445,000	2,722,000	24,244	-672	23,572	509	120	24,200
44	BINSCARTH RD 190410149004600 R Residential	2,127,000	2,445,000	21,090	82	21,173	457	108	21,738
45	BINSCARTH RD 190410145002900 R Residential	1,466,000	1,609,000	14,536	-603	13,933	301	71	14,305
47	BINSCARTH RD 190410145003000 R Residential	3,100,000	3,511,000	30,738	-334	30,404	656	155	31,215
48	BINSCARTH RD 190410149004500 R Residential	1,335,000	1,463,000	13,237	-568	12,669	274	64	13,007
50	BINSCARTH RD 190410149004400 R Residential	1,015,000	1,128,000	10,064	-296	9,768	211	50	10,029
51	BINSCARTH RD 190410145003100 R Residential	1,686,000	2,427,000	16,718	4,299	21,017	454	107	21,578
52	BINSCARTH RD 190410149004300 R Residential	1,475,000	1,613,000	14,625	-657	13,968	302	71	14,341

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53	BINSCARTH RD 190410145003200 R Residential	1,550,000	2,447,000	15,369	5,821	21,190	458	108	21,755
54	BINSCARTH RD 190410149004200 R Residential	1,213,000	1,196,000	12,028	-1,671	10,357	224	53	10,633
55	BINSCARTH RD 190410145003300 R Residential	1,360,000	1,815,000	13,485	2,232	15,717	339	80	16,137
58	BINSCARTH RD 190410149004100 R Residential	1,268,000	1,382,000	12,573	-605	11,968	258	61	12,287
60	BINSCARTH RD 190410149004000 R Residential	1,216,000	1,403,000	12,057	92	12,150	262	62	12,474
61	BINSCARTH RD 190410145003400 R Residential	6,403,000	8,164,000	63,489	7,208	70,697	1,526	359	72,583
64	BINSCARTH RD 190410149003900 R Residential	2,433,000	2,562,000	24,125	-1,938	22,186	479	113	22,778
65	BINSCARTH RD 190410145003500 R Residential	3,016,000	3,461,000	29,905	66	29,971	647	152	30,771
66	BINSCARTH RD 190410149003800 R Residential	1,290,000	1,429,000	12,791	-416	12,375	267	63	12,705
67	BINSCARTH RD 190410145003600 R Residential	3,033,000	3,238,000	30,074	-2,034	28,040	605	142	28,788
68	BINSCARTH RD 190410149003700 R Residential	1,441,000	1,788,000	14,288	1,195	15,483	334	79	15,896
70	BINSCARTH RD 190410149003600 R Residential	1,277,000	1,406,000	12,662	-487	12,175	263	62	12,500
73	BINSCARTH RD 190410145003750 R Residential	690,000	1,916,000	6,842	9,750	16,592	358	84	17,034
75	BINSCARTH RD 190410145003760 R Residential	2,873,000	3,735,000	28,487	3,856	32,344	698	164	33,207
76	BINSCARTH RD 190410149003500 R Residential	4,836,000	4,906,000	47,952	-5,467	42,484	917	216	43,618
78	BINSCARTH RD 190410149003400 R Residential	1,001,000	1,118,000	9,925	-244	9,682	209	49	9,940
80	BINSCARTH RD 190410149003300 R Residential	1,122,000	1,247,000	11,125	-327	10,799	233	55	11,087
81	BINSCARTH RD 190410145003800 R Residential	2,909,000	3,271,000	28,844	-519	28,326	612	144	29,081

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82	BINSCARTH RD								
190410149003200	R Residential	1,213,000	1,339,000	12,028	-432	11,595	250	59	11,905
83	BINSCARTH RD								
190410145003900	R Residential	1,160,000	1,220,000	11,502	-937	10,565	228	54	10,847
85	BINSCARTH RD								
190410145004000	R Residential	1,708,000	2,126,000	16,936	1,475	18,410	398	94	18,902
86	BINSCARTH RD								
190410149003100	R Residential	1,593,000	1,968,000	15,795	1,247	17,042	368	87	17,497
88	BINSCARTH RD								
190410149003000	R Residential	1,528,000	1,858,000	15,151	939	16,090	347	82	16,519
89	BINSCARTH RD								
190410145004200	R Residential	2,108,000	2,381,000	20,902	-283	20,619	445	105	21,169
90	BINSCARTH RD								
190410149002900	R Residential	900,000	1,126,000	8,924	827	9,751	211	50	10,011
92	BINSCARTH RD								
190410149002800	R Residential	743,000	817,000	7,367	-292	7,075	153	36	7,264
94	BINSCARTH RD								
190410149002500	R Residential	833,000	943,000	8,260	-94	8,166	176	41	8,384
96	BINSCARTH RD								
190410149002400	R Residential	815,000	932,000	8,081	-10	8,071	174	41	8,286
98	BINSCARTH RD								
190410149002300	R Residential	904,000	1,117,000	8,964	709	9,673	209	49	9,931
100	BINSCARTH RD								
190410149002200	R Residential	915,000	1,052,000	9,073	37	9,110	197	46	9,353
102	BINSCARTH RD								
190410145004250	R Residential	6,470,000	7,167,000	64,154	-2,090	62,064	1,340	315	63,719

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