



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	
2 EDGAR AVE									
190410137005300	R Residential	1,004,000	1,107,000	9,955	-369	9,586	207	49	9,842
3 EDGAR AVE									
190410136000600	R Residential	1,008,000	1,080,000	9,995	-642	9,352	202	48	9,602
4 EDGAR AVE									
190410137005200	R Residential	1,534,000	1,680,000	15,210	-662	14,548	314	74	14,936
5 EDGAR AVE									
190410136000700	R Residential	1,041,000	1,208,000	10,322	139	10,461	226	53	10,740
6 EDGAR AVE									
190410137005100	R Residential	970,000	1,027,000	9,618	-725	8,893	192	45	9,131
7 EDGAR AVE									
190410136000800	R Residential	1,077,000	1,247,000	10,679	120	10,799	233	55	11,087
8 EDGAR AVE									
190410137005000	R Residential	1,235,000	1,337,000	12,246	-668	11,578	250	59	11,887
9 EDGAR AVE									
190410136000900	R Residential	1,519,000	1,807,000	15,062	586	15,648	338	80	16,065
10 EDGAR AVE									
190410137004900	R Residential	1,168,000	1,289,000	11,581	-419	11,162	241	57	11,460
11 EDGAR AVE									
190410136001000	R Residential	1,191,000	1,305,000	11,809	-509	11,301	244	57	11,602
12 EDGAR AVE									
190410137004800	R Residential	2,276,000	2,510,000	22,568	-832	21,736	469	110	22,316
15 EDGAR AVE									
190410136001100	R Residential	1,183,000	1,307,000	11,730	-412	11,318	244	58	11,620
16 EDGAR AVE									
190410137004700	R Residential	1,466,000	1,535,000	14,536	-1,244	13,293	287	68	13,647
17 EDGAR AVE									
190410136001200	R Residential	1,176,000	1,301,000	11,661	-394	11,266	243	57	11,567
19 EDGAR AVE									
190410136001300	R Residential	1,020,000	1,197,000	10,114	252	10,366	224	53	10,642
20 EDGAR AVE									
190410137004600	R Residential	1,411,000	1,803,000	13,991	1,623	15,613	337	79	16,030
21 EDGAR AVE									
190410136001400	R Residential	1,147,000	1,278,000	11,373	-306	11,067	239	56	11,362

*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.



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22 EDGAR AVE 190410137004500	R Residential	2,552,000	2,875,000	25,304	-408	24,897	538	127	25,561
23 EDGAR AVE 190410136001500	R Residential	1,403,000	1,663,000	13,912	490	14,401	311	73	14,785
25 EDGAR AVE 190410136001600	R Residential	1,418,000	1,566,000	14,060	-499	13,561	293	69	13,923
26 EDGAR AVE 190410137004400	R Residential	1,798,000	2,137,000	17,828	678	18,506	400	94	18,999
27 EDGAR AVE 190410136001700	R Residential	1,461,000	1,620,000	14,487	-458	14,029	303	71	14,403
28 EDGAR AVE 190410137004300	R Residential	1,571,000	1,866,000	15,577	582	16,159	349	82	16,590
29 EDGAR AVE 190410136001800	R Residential	1,484,000	1,763,000	14,715	552	15,267	330	78	15,674
30 EDGAR AVE 190410137004200	R Residential	1,742,000	2,064,000	17,273	601	17,874	386	91	18,350
31 EDGAR AVE 190410136001900	R Residential	1,000,000	1,148,000	9,916	26	9,941	215	51	10,206
34 EDGAR AVE 190410137004100	R Residential	1,453,000	1,590,000	14,407	-638	13,769	297	70	14,136
36 EDGAR AVE 190410137004000	R Residential	2,046,000	2,262,000	20,287	-699	19,588	423	100	20,111
38 EDGAR AVE 190410137003900	R Residential	1,686,000	1,810,000	16,718	-1,044	15,674	338	80	16,092
40 EDGAR AVE 190410137003800	R Residential	2,606,000	2,927,000	25,840	-493	25,347	547	129	26,023

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