



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 EDGWOOD CRES 190410141002900	R Residential	635,000	714,000	6,296	-113	6,183	133	31	6,348
6 EDGWOOD CRES 190410141005800	R Residential	658,000	720,000	6,524	-289	6,235	135	32	6,401
7 EDGWOOD CRES 190410141003000	R Residential	616,000	662,000	6,108	-375	5,733	124	29	5,886
8 EDGWOOD CRES 190410141005700	R Residential	636,000	664,000	6,306	-556	5,750	124	29	5,903
9 EDGWOOD CRES 190410141003100	R Residential	655,000	713,000	6,495	-320	6,174	133	31	6,339
10 EDGWOOD CRES 190410141005600	R Residential	634,000	671,000	6,286	-476	5,811	125	30	5,966
11 EDGWOOD CRES 190410141003200	R Residential	614,000	650,000	6,088	-459	5,629	122	29	5,779
12 EDGWOOD CRES 190410141005500	R Residential	704,000	776,000	6,981	-261	6,720	145	34	6,899
14 EDGWOOD CRES 190410141005400	R Residential	589,000	612,000	5,840	-541	5,300	114	27	5,441
15 EDGWOOD CRES 190410141003300	R Residential	650,000	696,000	6,445	-418	6,027	130	31	6,188
16 EDGWOOD CRES 190410141005300	R Residential	777,000	873,000	7,704	-144	7,560	163	38	7,762
17 EDGWOOD CRES 190410141003400	R Residential	729,000	801,000	7,228	-292	6,936	150	35	7,121
18 EDGWOOD CRES 190410141005200	R Residential	682,000	678,000	6,762	-891	5,871	127	30	6,028
19 EDGWOOD CRES 190410141003500	R Residential	580,000	631,000	5,751	-287	5,464	118	28	5,610
20 EDGWOOD CRES 190410141005100	R Residential	670,000	659,000	6,643	-937	5,707	123	29	5,859
21 EDGWOOD CRES 190410141003600	R Residential	671,000	735,000	6,653	-288	6,365	137	32	6,535
22 EDGWOOD CRES 190410141005000	R Residential	460,000	465,000	4,561	-534	4,027	87	20	4,134

*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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23	EDGEWOOD CRES 190410141003700 R Residential	488,000	478,000	4,839	-699	4,139	89	21	4,250
24	EDGEWOOD CRES 190410141004900 R Residential	518,000	514,000	5,136	-685	4,451	96	23	4,570
25	EDGEWOOD CRES 190410141003800 R Residential	455,000	478,000	4,512	-372	4,139	89	21	4,250
26	EDGEWOOD CRES 190410141004800 R Residential	487,000	483,000	4,829	-646	4,183	90	21	4,294
27	EDGEWOOD CRES 190410141003900 R Residential	579,000	620,000	5,741	-372	5,369	116	27	5,512
28	EDGEWOOD CRES 190410141004700 R Residential	464,000	463,000	4,601	-591	4,009	87	20	4,116
29	EDGEWOOD CRES 190410141004000 R Residential	541,000	551,000	5,364	-593	4,771	103	24	4,899
30	EDGEWOOD CRES 190410141004600 R Residential	579,000	615,000	5,741	-415	5,326	115	27	5,468
31	EDGEWOOD CRES 190410141004100 R Residential	577,000	560,000	5,721	-872	4,849	105	25	4,979
32	EDGEWOOD CRES 190410141004500 R Residential	459,000	492,000	4,551	-291	4,261	92	22	4,374
33	EDGEWOOD CRES 190410141004200 R Residential	497,000	581,000	4,928	103	5,031	109	26	5,165
34	EDGEWOOD CRES 190410141004400 R Residential	485,000	494,000	4,809	-531	4,278	92	22	4,392
36	EDGEWOOD CRES 190410141004300 R Residential	511,000	551,000	5,067	-295	4,771	103	24	4,899

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