



**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 <sup>(1)</sup>	Impact \$	Full to Res and MR	Education Shift	Taxes	
<b>1 HIGHLAND GDNS</b>									
190410135006000	R Residential	4,038,000	4,570,000	40,039	-464	39,575	854	201	40,630
<b>2 HIGHLAND GDNS</b>									
190410135006130	R Residential	2,595,000	3,172,000	25,731	1,738	27,468	593	140	28,201
<b>3 HIGHLAND GDNS</b>									
190410135005900	R Residential	1,302,000	1,467,000	12,910	-206	12,704	274	65	13,043
<b>4 HIGHLAND GDNS</b>									
190410135006160	R Residential	2,492,000	3,026,000	24,710	1,495	26,204	566	133	26,903
<b>5 HIGHLAND GDNS</b>									
190410135005800	R Residential	1,639,000	1,820,000	16,252	-491	15,761	340	80	16,181

\*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.