



2004 Preliminary Tax Impact Study (June 2003 CVA Update)
Estimated Tax Impact of Reassessment For 2004
 by Ward and Property

April 1, 2004
 Page 1

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 JEAN ST									
190410141006600	R Residential	588,000	643,000	5,830	-262	5,568	120	28	5,717
2 JEAN ST									
190410140000500	R Residential	935,000	1,045,000	9,271	-222	9,049	195	46	9,291
3 JEAN ST									
190410141006700	R Residential	509,000	555,000	5,047	-241	4,806	104	24	4,934
4 JEAN ST									
190410140000400	R Residential	449,000	470,000	4,452	-382	4,070	88	21	4,179
5 JEAN ST									
190410141006800	R Residential	493,000	529,000	4,888	-307	4,581	99	23	4,703
6 JEAN ST									
190410140000300	R Residential	426,000	449,000	4,224	-336	3,888	84	20	3,992
7 JEAN ST									
190410141006900	R Residential	476,000	501,000	4,720	-381	4,338	94	22	4,454
8 JEAN ST									
190410140000200	R Residential	318,000	446,000	3,153	709	3,862	83	20	3,965
9 JEAN ST									
190410141007000	R Residential	410,000	485,000	4,065	135	4,200	91	21	4,312
10 JEAN ST									
190410140000100	R Residential	365,000	398,000	3,619	-173	3,447	74	18	3,538
11 JEAN ST									
190410141007100	R Residential	537,000	516,000	5,325	-856	4,468	96	23	4,588
15 JEAN ST									
190410141007200	R Residential	418,000	451,000	4,145	-239	3,906	84	20	4,010

*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.