



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 Address Roll Number	Tax Code	CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts		2004 Est. Total Taxes	
		2003 (2001 base)	2004 (2003 base)	Annualized 2003 Tax (1)	CVA Tax Impact \$	2003 C&I Class Shift Full to Res and MR	Provincial Education Shift		
5 MACLENNAN AVE 190410137000100	R Residential	932,000	975,000	9,241	-798	8,443	182	43	8,668
7 MACLENNAN AVE 190410137000200	R Residential	688,000	857,000	6,822	599	7,421	160	38	7,619
9 MACLENNAN AVE 190410137000300	R Residential	987,000	1,046,000	9,787	-729	9,058	196	46	9,300
11 MACLENNAN AVE 190410137000400	R Residential	884,000	1,058,000	8,765	397	9,162	198	47	9,406
19 MACLENNAN AVE 190410139000100	R Residential	632,000	705,000	6,267	-162	6,105	132	31	6,268
21 MACLENNAN AVE 190410139000200	R Residential	631,000	705,000	6,257	-152	6,105	132	31	6,268
23 MACLENNAN AVE 190410139000300	R Residential	699,000	880,000	6,931	690	7,621	165	39	7,824
25 MACLENNAN AVE 190410139000400	R Residential	862,000	909,000	8,547	-676	7,872	170	40	8,082
27 MACLENNAN AVE 190410139000500	R Residential	926,000	1,106,000	9,182	396	9,578	207	49	9,833
29 MACLENNAN AVE 190410139000600	R Residential	868,000	961,000	8,607	-285	8,322	180	42	8,544
31 MACLENNAN AVE 190410139000700	R Residential	700,000	862,000	6,941	524	7,465	161	38	7,664
33 MACLENNAN AVE 190410139000800	R Residential	620,000	878,000	6,148	1,456	7,603	164	39	7,806
35 MACLENNAN AVE 190410139000900	R Residential	598,000	757,000	5,930	626	6,555	142	33	6,730
81 MACLENNAN AVE 190410247000100	R Residential	691,000	803,000	6,852	102	6,954	150	35	7,139
92 MACLENNAN AVE 190410244001300	R Residential	1,220,000	1,382,000	12,097	-129	11,968	258	61	12,287
95 MACLENNAN AVE 190410242000100	R Residential	801,000	926,000	7,942	76	8,019	173	41	8,233
100 MACLENNAN AVE 190410243001300	R Residential	998,000	1,165,000	9,896	193	10,089	218	51	10,358

*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.