



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	
50	ROXBOROUGH DR 190410135008400 R Residential	1,172,000	1,270,000	11,621	-623	10,998	237	56	11,291
51	ROXBOROUGH DR 190410152000150 R Residential	1,418,000	1,608,000	14,060	-136	13,925	301	71	14,296
52	ROXBOROUGH DR 190410135008300 R Residential	850,000	954,000	8,428	-167	8,261	178	42	8,482
53	ROXBOROUGH DR 190410152000210 R Residential	1,254,000	1,444,000	12,434	70	12,505	270	64	12,838
55	ROXBOROUGH DR 190410152000200 R Residential	2,449,000	2,655,000	24,283	-1,292	22,991	496	117	23,605
56	ROXBOROUGH DR 190410135008200 R Residential	854,000	949,000	8,468	-250	8,218	177	42	8,437
57	ROXBOROUGH DR 190410152000250 R Residential	1,444,000	1,643,000	14,318	-90	14,228	307	72	14,607
58	ROXBOROUGH DR 190410135008100 R Residential	1,208,000	1,426,000	11,978	371	12,349	267	63	12,678
59	ROXBOROUGH DR 190410152000300 R Residential	1,973,000	2,604,000	19,563	2,986	22,550	487	115	23,151
60	ROXBOROUGH DR 190410135008000 R Residential	957,000	1,051,000	9,489	-388	9,101	197	46	9,344
61	ROXBOROUGH DR 190410152000400 R Residential	1,291,000	1,534,000	12,801	483	13,284	287	68	13,638
62	ROXBOROUGH DR 190410135007900 R Residential	845,000	912,000	8,379	-481	7,898	171	40	8,108
64	ROXBOROUGH DR 190410135007800 R Residential	1,111,000	1,287,000	11,016	129	11,145	241	57	11,442
65	ROXBOROUGH DR 190410152000500 R Residential	1,302,000	1,503,000	12,910	105	13,015	281	66	13,363
67	ROXBOROUGH DR 190410152000600 R Residential	1,269,000	1,629,000	12,583	1,524	14,107	305	72	14,483
70	ROXBOROUGH DR 190410135007750 R Residential	1,387,000	1,461,000	13,753	-1,101	12,652	273	64	12,989
71	ROXBOROUGH DR 190410152000700 R Residential	1,675,000	1,906,000	16,609	-103	16,505	356	84	16,946

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**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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77 ROXBOROUGH DR 190410152000800	R Residential	2,674,000	2,891,000	26,514	-1,479	25,035	541	127	25,703
83 ROXBOROUGH DR 190410152000900	R Residential	1,380,000	1,536,000	13,683	-382	13,301	287	68	13,656
85 ROXBOROUGH DR 190410152001000	R Residential	1,248,000	1,384,000	12,375	-390	11,985	259	61	12,305
87 ROXBOROUGH DR 190410152001100	R Residential	1,268,000	1,416,000	12,573	-311	12,262	265	62	12,589
93 ROXBOROUGH DR 190410152001200	R Residential	2,279,000	2,938,000	22,598	2,845	25,442	549	129	26,121
94 ROXBOROUGH DR 190410135007700	R Residential	862,000	759,000	8,547	-1,975	6,573	142	33	6,748
97 ROXBOROUGH DR 190410152001300	R Residential	2,460,000	3,068,000	24,392	2,176	26,568	574	135	27,277
105 ROXBOROUGH DR 190410152001800	R Residential	1,007,000	1,141,000	9,985	-104	9,881	213	50	10,144
106 ROXBOROUGH DR 190410136003600	R Residential	1,737,000	1,963,000	17,223	-224	16,999	367	86	17,452
107 ROXBOROUGH DR 190410148000600	R Residential	1,258,000	1,503,000	12,474	542	13,015	281	66	13,363
108 ROXBOROUGH DR 190410136003500	R Residential	1,802,000	2,063,000	17,868	-3	17,865	386	91	18,341
109 ROXBOROUGH DR 190410148000700	R Residential	1,054,000	1,185,000	10,451	-189	10,262	222	52	10,535
110 ROXBOROUGH DR 190410136003400	R Residential	1,995,000	2,353,000	19,782	595	20,376	440	104	20,920
111 ROXBOROUGH DR 190410148000800	R Residential	842,000	922,000	8,349	-365	7,984	172	41	8,197
112 ROXBOROUGH DR 190410136003300	R Residential	1,534,000	1,671,000	15,210	-740	14,470	312	74	14,856
114 ROXBOROUGH DR 190410136003200	R Residential	1,576,000	1,724,000	15,627	-698	14,929	322	76	15,327
115 ROXBOROUGH DR 190410148000900	R Residential	872,000	987,000	8,646	-99	8,547	185	43	8,775
116 ROXBOROUGH DR 190410136003100	R Residential	1,071,000	1,246,000	10,620	170	10,790	233	55	11,078

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117 ROXBOROUGH DR									
190410148001000	R Residential	885,000	985,000	8,775	-245	8,530	184	43	8,757
118 ROXBOROUGH DR									
190410136003000	R Residential	1,035,000	1,200,000	10,263	129	10,392	224	53	10,669
119 ROXBOROUGH DR									
190410148001100	R Residential	991,000	1,105,000	9,826	-257	9,569	207	49	9,824
120 ROXBOROUGH DR									
190410136002900	R Residential	1,520,000	2,095,000	15,072	3,070	18,142	392	92	18,626
121 ROXBOROUGH DR									
190410148001200	R Residential	1,403,000	1,593,000	13,912	-117	13,795	298	70	14,163
122 ROXBOROUGH DR									
190410136002800	R Residential	1,233,000	1,484,000	12,226	625	12,851	277	65	13,194
123 ROXBOROUGH DR									
190410148001300	R Residential	1,390,000	1,524,000	13,783	-585	13,197	285	67	13,549
124 ROXBOROUGH DR									
190410136002700	R Residential	976,000	1,101,000	9,678	-143	9,534	206	48	9,789
125 ROXBOROUGH DR									
190410148001400	R Residential	1,439,000	1,585,000	14,268	-543	13,726	296	70	14,092
126 ROXBOROUGH DR									
190410136002600	R Residential	1,351,000	1,497,000	13,396	-432	12,964	280	66	13,309
127 ROXBOROUGH DR									
190410148001500	R Residential	1,898,000	2,064,000	18,820	-946	17,874	386	91	18,350
128 ROXBOROUGH DR									
190410136002500	R Residential	1,209,000	1,354,000	11,988	-263	11,725	253	60	12,038
130 ROXBOROUGH DR									
190410136002400	R Residential	1,389,000	1,532,000	13,773	-506	13,267	286	67	13,620
131 ROXBOROUGH DR									
190410148001600	R Residential	3,236,000	3,287,000	32,087	-3,622	28,464	615	145	29,224
132 ROXBOROUGH DR									
190410136002300	R Residential	1,017,000	1,138,000	10,084	-229	9,855	213	50	10,118
133 ROXBOROUGH DR									
190410148001700	R Residential	882,000	1,515,000	8,746	4,374	13,119	283	67	13,469
134 ROXBOROUGH DR									
190410136002200	R Residential	1,031,000	1,150,000	10,223	-264	9,959	215	51	10,224
135 ROXBOROUGH DR									
190410148001800	R Residential	1,675,000	1,772,000	16,609	-1,264	15,345	331	78	15,754

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136 ROXBOROUGH DR									
190410136002100	R Residential	1,181,000	1,308,000	11,710	-383	11,327	245	58	11,629
137 ROXBOROUGH DR									
190410148001900	R Residential	1,422,000	1,617,000	14,100	-97	14,003	302	71	14,376
138 ROXBOROUGH DR									
190410136002000	R Residential	2,062,000	2,359,000	20,446	-18	20,428	441	104	20,973
139 ROXBOROUGH DR									
190410148002000	R Residential	1,591,000	1,862,000	15,776	349	16,124	348	82	16,554
148 ROXBOROUGH DR									
190410137003700	R Residential	3,545,000	3,826,000	35,151	-2,019	33,132	715	168	34,016
150 ROXBOROUGH DR									
190410137003600	R Residential	1,949,000	2,211,000	19,325	-179	19,147	413	97	19,657
152 ROXBOROUGH DR									
190410137003500	R Residential	2,005,000	2,282,000	19,881	-119	19,761	427	100	20,288
154 ROXBOROUGH DR									
190410137003400	R Residential	1,233,000	1,483,000	12,226	616	12,842	277	65	13,185
161 ROXBOROUGH DR									
190410147000300	R Residential	1,405,000	1,766,000	13,931	1,362	15,293	330	78	15,701
163 ROXBOROUGH DR									
190410147000400	R Residential	1,339,000	1,474,000	13,277	-513	12,764	276	65	13,105
165 ROXBOROUGH DR									
190410147000500	R Residential	1,515,000	1,853,000	15,022	1,024	16,046	346	82	16,474
166 ROXBOROUGH DR									
190410145005800	R Residential	2,265,000	2,665,000	22,459	619	23,078	498	117	23,694
167 ROXBOROUGH DR									
190410147000600	R Residential	1,672,000	1,786,000	16,579	-1,113	15,466	334	79	15,879
169 ROXBOROUGH DR									
190410147000700	R Residential	1,625,000	1,860,000	16,113	-6	16,107	348	82	16,537
170 ROXBOROUGH DR									
190410145005700	R Residential	3,185,000	3,573,000	31,581	-640	30,941	668	157	31,766
171 ROXBOROUGH DR									
190410147000800	R Residential	2,641,000	2,651,000	26,187	-3,230	22,957	496	117	23,569
172 ROXBOROUGH DR									
190410145005600	R Residential	1,472,000	1,636,000	14,596	-428	14,167	306	72	14,545
173 ROXBOROUGH DR									
190410147000900	R Residential	1,453,000	1,721,000	14,407	496	14,903	322	76	15,301

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175 ROXBOROUGH DR									
190410147001000	R Residential	1,337,000	1,633,000	13,257	884	14,141	305	72	14,518
177 ROXBOROUGH DR									
190410147001100	R Residential	1,418,000	1,493,000	14,060	-1,131	12,929	279	66	13,274
179 ROXBOROUGH DR									
190410147001150	R Residential	1,942,000	2,044,000	19,256	-1,556	17,700	382	90	18,172
181 ROXBOROUGH DR									
190410147001250	R Residential	1,553,000	1,843,000	15,399	561	15,960	345	81	16,385
183 ROXBOROUGH DR									
190410147001300	R Residential	1,527,000	1,833,000	15,141	732	15,873	343	81	16,297
184 ROXBOROUGH DR									
190410145005500	R Residential	3,782,000	4,371,000	37,501	351	37,851	817	192	38,861
185 ROXBOROUGH DR									
190410147001400	R Residential	1,568,000	1,727,000	15,548	-592	14,955	323	76	15,354
187 ROXBOROUGH DR									
190410147001500	R Residential	2,000,000	2,272,000	19,831	-156	19,675	425	100	20,200
188 ROXBOROUGH DR									
190410145005400	R Residential	3,028,000	3,235,000	30,024	-2,010	28,014	605	142	28,761
190 ROXBOROUGH DR									
190410145005300	R Residential	4,628,000	5,227,000	45,889	-625	45,264	977	230	46,471
194 ROXBOROUGH DR									
190410145005100	R Residential	4,554,000	5,270,000	45,155	481	45,636	985	232	46,854
196 ROXBOROUGH DR									
190410145004900	R Residential	2,074,000	2,318,000	20,565	-492	20,073	433	102	20,609
200 ROXBOROUGH DR									
190410145004700	R Residential	4,015,000	4,627,000	39,811	257	40,068	865	204	41,137
202 ROXBOROUGH DR									
190410145004600	R Residential	5,023,000	5,833,000	49,806	706	50,512	1,091	257	51,859
206 ROXBOROUGH DR									
190410145004500	R Residential	2,351,000	2,591,000	23,311	-874	22,437	484	114	23,036
208 ROXBOROUGH DR									
190410145004400	R Residential	2,700,000	3,092,000	26,772	4	26,776	578	136	27,490

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