



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	
1 SCHOLFIELD AVE 190410136000100	R Residential	921,000	1,012,000	9,132	-369	8,764	189	45	8,997
2 SCHOLFIELD AVE 190410135004300	R Residential	1,034,000	1,139,000	10,253	-389	9,863	213	50	10,126
3 SCHOLFIELD AVE 190410136000200	R Residential	1,147,000	1,231,000	11,373	-713	10,660	230	54	10,944
5 SCHOLFIELD AVE 190410136000300	R Residential	1,090,000	1,273,000	10,808	216	11,024	238	56	11,318
7 SCHOLFIELD AVE 190410136000400	R Residential	1,258,000	1,358,000	12,474	-714	11,760	254	60	12,073
9 SCHOLFIELD AVE 190410136000500	R Residential	1,362,000	1,599,000	13,505	342	13,847	299	70	14,216
38 SCHOLFIELD AVE 190410135004100	R Residential	1,368,000	1,482,000	13,564	-731	12,834	277	65	13,176
40 SCHOLFIELD AVE 190410135004000	R Residential	1,376,000	1,480,000	13,644	-827	12,816	277	65	13,158
42 SCHOLFIELD AVE 190410135003900	R Residential	1,290,000	1,427,000	12,791	-434	12,357	267	63	12,687

*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.