



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

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	
<b>3 ST ANDREWS GDNS</b>									
190410138000100	R Residential	896,000	1,142,000	8,884	1,005	9,889	214	50	10,153
<b>5 ST ANDREWS GDNS</b>									
190410138000200	R Residential	891,000	1,013,000	8,835	-63	8,772	189	45	9,006
<b>7 ST ANDREWS GDNS</b>									
190410138000300	R Residential	1,012,000	1,024,000	10,035	-1,167	8,867	191	45	9,104
<b>8 ST ANDREWS GDNS</b>									
190410139005600	R Residential	967,000	1,103,000	9,588	-37	9,552	206	49	9,806
<b>10 ST ANDREWS GDNS</b>									
190410139005500	R Residential	925,000	1,028,000	9,172	-270	8,902	192	45	9,140
<b>11 ST ANDREWS GDNS</b>									
190410138000400	R Residential	799,000	956,000	7,923	356	8,279	179	42	8,499
<b>12 ST ANDREWS GDNS</b>									
190410139005400	R Residential	941,000	1,153,000	9,331	654	9,985	216	51	10,251
<b>14 ST ANDREWS GDNS</b>									
190410139005300	R Residential	1,192,000	1,380,000	11,819	131	11,950	258	61	12,269
<b>15 ST ANDREWS GDNS</b>									
190410138000500	R Residential	804,000	962,000	7,972	358	8,331	180	42	8,553
<b>16 ST ANDREWS GDNS</b>									
190410139005200	R Residential	1,063,000	1,441,000	10,540	1,938	12,479	269	63	12,811
<b>17 ST ANDREWS GDNS</b>									
190410138000600	R Residential	1,062,000	1,251,000	10,530	303	10,833	234	55	11,122
<b>19 ST ANDREWS GDNS</b>									
190410138000700	R Residential	1,096,000	1,220,000	10,867	-303	10,565	228	54	10,847
<b>20 ST ANDREWS GDNS</b>									
190410139005100	R Residential	830,000	926,000	8,230	-211	8,019	173	41	8,233
<b>21 ST ANDREWS GDNS</b>									
190410138000800	R Residential	890,000	1,214,000	8,825	1,688	10,513	227	53	10,793
<b>22 ST ANDREWS GDNS</b>									
190410139005000	R Residential	952,000	1,118,000	9,440	242	9,682	209	49	9,940
<b>23 ST ANDREWS GDNS</b>									
190410138000900	R Residential	1,075,000	1,197,000	10,659	-294	10,366	224	53	10,642
<b>24 ST ANDREWS GDNS</b>									
190410139004900	R Residential	785,000	892,000	7,784	-59	7,724	167	39	7,930

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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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<b>25 ST ANDREWS GDNS</b>									
190410138001000	R Residential	900,000	982,000	8,924	-420	8,504	184	43	8,731
<b>26 ST ANDREWS GDNS</b>									
190410139004800	R Residential	985,000	1,102,000	9,767	-224	9,543	206	48	9,797
<b>27 ST ANDREWS GDNS</b>									
190410138001100	R Residential	752,000	865,000	7,456	34	7,491	162	38	7,690
<b>28 ST ANDREWS GDNS</b>									
190410139004700	R Residential	778,000	888,000	7,714	-25	7,690	166	39	7,895
<b>29 ST ANDREWS GDNS</b>									
190410138001200	R Residential	1,022,000	1,098,000	10,134	-625	9,508	205	48	9,762
<b>30 ST ANDREWS GDNS</b>									
190410139004600	R Residential	823,000	976,000	8,160	291	8,452	182	43	8,677
<b>31 ST ANDREWS GDNS</b>									
190410138001300	R Residential	834,000	999,000	8,270	381	8,651	187	44	8,882
<b>32 ST ANDREWS GDNS</b>									
190410139004500	R Residential	924,000	1,081,000	9,162	199	9,361	202	48	9,611
<b>33 ST ANDREWS GDNS</b>									
190410138001400	R Residential	1,037,000	1,192,000	10,282	40	10,322	223	52	10,598
<b>34 ST ANDREWS GDNS</b>									
190410139004400	R Residential	927,000	1,003,000	9,192	-506	8,686	188	44	8,917
<b>35 ST ANDREWS GDNS</b>									
190410138001500	R Residential	1,153,000	1,272,000	11,433	-418	11,015	238	56	11,309
<b>36 ST ANDREWS GDNS</b>									
190410139004300	R Residential	1,003,000	1,210,000	9,945	533	10,478	226	53	10,758
<b>37 ST ANDREWS GDNS</b>									
190410138001600	R Residential	1,024,000	1,091,000	10,154	-706	9,448	204	48	9,700
<b>38 ST ANDREWS GDNS</b>									
190410139004200	R Residential	978,000	1,166,000	9,697	400	10,097	218	51	10,366
<b>39 ST ANDREWS GDNS</b>									
190410138001700	R Residential	991,000	1,214,000	9,826	687	10,513	227	53	10,793
<b>40 ST ANDREWS GDNS</b>									
190410139004100	R Residential	998,000	1,197,000	9,896	470	10,366	224	53	10,642
<b>41 ST ANDREWS GDNS</b>									
190410138001800	R Residential	1,434,000	1,795,000	14,219	1,325	15,544	336	79	15,959
<b>42 ST ANDREWS GDNS</b>									
190410139004000	R Residential	909,000	980,000	9,013	-527	8,486	183	43	8,713

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<b>44 ST ANDREWS GDNS</b>									
190410139003900	R Residential	964,000	1,101,000	9,559	-24	9,534	206	48	9,789
<b>46 ST ANDREWS GDNS</b>									
190410139003800	R Residential	1,040,000	1,183,000	10,312	-68	10,244	221	52	10,518
<b>48 ST ANDREWS GDNS</b>									
190410139003700	R Residential	1,264,000	1,434,000	12,533	-115	12,418	268	63	12,749
<b>49 ST ANDREWS GDNS</b>									
190410138001900	R Residential	1,276,000	1,452,000	12,652	-78	12,574	271	64	12,909
<b>50 ST ANDREWS GDNS</b>									
190410139003600	R Residential	1,115,000	1,255,000	11,056	-188	10,868	235	55	11,158
<b>51 ST ANDREWS GDNS</b>									
190410138002000	R Residential	1,000,000	1,240,000	9,916	822	10,738	232	55	11,024
<b>52 ST ANDREWS GDNS</b>									
190410139003500	R Residential	946,000	1,013,000	9,380	-608	8,772	189	45	9,006
<b>53 ST ANDREWS GDNS</b>									
190410138002100	R Residential	849,000	1,064,000	8,418	796	9,214	199	47	9,460
<b>54 ST ANDREWS GDNS</b>									
190410139003400	R Residential	1,230,000	1,362,000	12,196	-402	11,794	255	60	12,109
<b>55 ST ANDREWS GDNS</b>									
190410138002200	R Residential	1,015,000	1,139,000	10,064	-201	9,863	213	50	10,126
<b>56 ST ANDREWS GDNS</b>									
190410139003300	R Residential	1,537,000	1,654,000	15,240	-917	14,323	309	73	14,705
<b>57 ST ANDREWS GDNS</b>									
190410138002300	R Residential	897,000	1,019,000	8,894	-70	8,824	191	45	9,060
<b>58 ST ANDREWS GDNS</b>									
190410139003200	R Residential	1,262,000	1,399,000	12,513	-399	12,115	262	62	12,438
<b>60 ST ANDREWS GDNS</b>									
190410139003100	R Residential	1,014,000	1,136,000	10,054	-217	9,837	212	50	10,100
<b>62 ST ANDREWS GDNS</b>									
190410139003000	R Residential	954,000	1,076,000	9,459	-142	9,318	201	47	9,566
<b>64 ST ANDREWS GDNS</b>									
190410139002900	R Residential	879,000	999,000	8,716	-65	8,651	187	44	8,882

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