



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	
14 STANDISH AVE 190410142002800	R Residential	653,000	692,000	6,475	-482	5,992	129	30	6,152
18 STANDISH AVE 190410142002700	R Residential	467,000	548,000	4,631	115	4,745	102	24	4,872
22 STANDISH AVE 190410142002600	R Residential	475,000	553,000	4,710	79	4,789	103	24	4,917
23 STANDISH AVE 190410143000100	R Residential	617,000	607,000	6,118	-861	5,256	113	27	5,397
25 STANDISH AVE 190410143000200	R Residential	648,000	643,000	6,425	-857	5,568	120	28	5,717
26 STANDISH AVE 190410142002500	R Residential	415,000	489,000	4,115	120	4,235	91	22	4,348
27 STANDISH AVE 190410143000300	R Residential	646,000	644,000	6,405	-829	5,577	120	28	5,726
28 STANDISH AVE 190410142002400	R Residential	648,000	698,000	6,425	-381	6,044	131	31	6,206
29 STANDISH AVE 190410143000400	R Residential	522,000	549,000	5,176	-422	4,754	103	24	4,881
30 STANDISH AVE 190410142002300	R Residential	651,000	678,000	6,455	-584	5,871	127	30	6,028
31 STANDISH AVE 190410143000500	R Residential	587,000	630,000	5,820	-365	5,456	118	28	5,601
32 STANDISH AVE 190410142002200	R Residential	588,000	643,000	5,830	-262	5,568	120	28	5,717
33 STANDISH AVE 190410143000600	R Residential	417,000	495,000	4,135	152	4,287	93	22	4,401
34 STANDISH AVE 190410142002100	R Residential	533,000	545,000	5,285	-565	4,720	102	24	4,845
35 STANDISH AVE 190410143000700	R Residential	416,000	494,000	4,125	153	4,278	92	22	4,392
36 STANDISH AVE 190410142002000	R Residential	471,000	535,000	4,670	-37	4,633	100	24	4,756
37 STANDISH AVE 190410143000800	R Residential	591,000	599,000	5,860	-673	5,187	112	26	5,325

*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.

Ward No.27	Address		CVA Assessment		2004 CVA-Related Impact		2004 Additional Impacts		2004 Est. Total Taxes	
Roll Number	Tax Code	2003 (2001 base)	2004 (2003 base)	Annualized 2003 Tax (1)	CVA Tax Impact \$	2003 Full	C&I Class Shift to Res and MR	Provincial Education Shift		
38	STANDISH AVE	190410142001900 R Residential	349,000	403,000	3,461	29	3,490	75	18	3,583
39	STANDISH AVE	190410143000900 R Residential	610,000	618,000	6,048	-697	5,352	116	27	5,494
40	STANDISH AVE	190410142001800 R Residential	720,000	803,000	7,139	-185	6,954	150	35	7,139
41	STANDISH AVE	190410143001000 R Residential	417,000	490,000	4,135	108	4,243	92	22	4,356
42	STANDISH AVE	190410142001700 R Residential	435,000	512,000	4,313	120	4,434	96	23	4,552
43	STANDISH AVE	190410143001100 R Residential	411,000	488,000	4,075	151	4,226	91	21	4,339
44	STANDISH AVE	190410142001600 R Residential	636,000	692,000	6,306	-314	5,992	129	30	6,152
45	STANDISH AVE	190410143001200 R Residential	494,000	532,000	4,898	-291	4,607	99	23	4,730
46	STANDISH AVE	190410142001560 R Residential	629,000	675,000	6,237	-392	5,845	126	30	6,001
46 A	STANDISH AVE	190410142001550 R Residential	629,000	675,000	6,237	-392	5,845	126	30	6,001
48	STANDISH AVE	190410142001400 R Residential	490,000	522,000	4,859	-338	4,520	98	23	4,641
49	STANDISH AVE	190410143001300 R Residential	388,000	458,000	3,847	119	3,966	86	20	4,072
50	STANDISH AVE	190410142001300 R Residential	414,000	492,000	4,105	156	4,261	92	22	4,374
51	STANDISH AVE	190410143001400 R Residential	406,000	448,000	4,026	-146	3,880	84	20	3,983
52	STANDISH AVE	190410142001200 R Residential	554,000	595,000	5,493	-341	5,153	111	26	5,290
53	STANDISH AVE	190410143001500 R Residential	400,000	440,000	3,966	-156	3,810	82	19	3,912
54	STANDISH AVE	190410142001100 R Residential	410,000	486,000	4,065	143	4,209	91	21	4,321
56	STANDISH AVE	190410142001000 R Residential	407,000	482,000	4,036	138	4,174	90	21	4,285

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57 STANDISH AVE 190410143001600	R Residential	393,000	461,000	3,897	95	3,992	86	20	4,099
58 STANDISH AVE 190410142000900	R Residential	649,000	728,000	6,435	-131	6,304	136	32	6,472
59 STANDISH AVE 190410143001700	R Residential	392,000	459,000	3,887	88	3,975	86	20	4,081
60 STANDISH AVE 190410142000800	R Residential	424,000	506,000	4,204	178	4,382	95	22	4,499
61 STANDISH AVE 190410143001800	R Residential	589,000	633,000	5,840	-359	5,482	118	28	5,628
62 STANDISH AVE 190410142000700	R Residential	420,000	499,000	4,165	157	4,321	93	22	4,436
63 STANDISH AVE 190410143001900	R Residential	357,000	425,000	3,540	141	3,680	79	19	3,779
64 STANDISH AVE 190410142000600	R Residential	427,000	509,000	4,234	174	4,408	95	22	4,525
66 STANDISH AVE 190410142000500	R Residential	419,000	499,000	4,155	167	4,321	93	22	4,436
68 STANDISH AVE 190410142000400	R Residential	590,000	628,000	5,850	-412	5,438	117	28	5,583
69 STANDISH AVE 190410143002000	R Residential	619,000	758,000	6,138	426	6,564	142	33	6,739
70 STANDISH AVE 190410142000300	R Residential	583,000	646,000	5,781	-187	5,594	121	28	5,743
72 STANDISH AVE 190410142000200	R Residential	303,000	348,000	3,004	9	3,014	65	15	3,094
74 STANDISH AVE 190410142000100	R Residential	327,000	393,000	3,242	161	3,403	73	17	3,494

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