



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	
391	SUMMERHILL AVE 190410139001000 R Residential	523,000	562,000	5,186	-319	4,867	105	25	4,997
392	SUMMERHILL AVE 190410140003200 R Residential	312,000	343,000	3,094	-123	2,970	64	15	3,049
393	SUMMERHILL AVE 190410139001100 R Residential	490,000	529,000	4,859	-278	4,581	99	23	4,703
394	SUMMERHILL AVE 190410140003100 R Residential	324,000	321,000	3,213	-433	2,780	60	14	2,854
396	SUMMERHILL AVE 190410140003000 R Residential	371,000	433,000	3,679	71	3,750	81	19	3,850
398	SUMMERHILL AVE 190410140002900 R Residential	291,000	314,000	2,885	-166	2,719	59	14	2,792
400	SUMMERHILL AVE 190410140002850 C Commercial	83,200	68,200	1,382	1,637	3,018	-90	0	2,928
400	SUMMERHILL AVE 190410140002850 R Residential	332,800	272,800	3,300	-938	2,362	51	12	2,425
402	SUMMERHILL AVE 190410140002820 C Commercial	151,000	166,915	4,071	3,316	7,387	-221	0	7,167
402	SUMMERHILL AVE 190410140002820 R Residential	200,000	221,085	1,983	-69	1,915	41	10	1,966
404	SUMMERHILL AVE 190410140002750 C Commercial	178,000	196,255	5,048	3,638	8,686	-259	0	8,426
404	SUMMERHILL AVE 190410140002750 R Residential	173,000	190,745	1,715	-64	1,652	36	8	1,696
406	SUMMERHILL AVE 190410140002700 C Commercial	332,000	479,000	4,335	16,864	21,199	-633	0	20,566
408	SUMMERHILL AVE 190410140002600 C Commercial	314,000	344,000	4,979	10,245	15,224	-455	0	14,770
410	SUMMERHILL AVE 190410140002500 C Commercial	229,000	248,550	2,764	8,236	11,000	-328	0	10,672
410	SUMMERHILL AVE 190410140002500 R Residential	99,000	107,450	982	-51	930	20	5	955
412	SUMMERHILL AVE 190410140002400 C Commercial	339,000	307,600	2,776	10,837	13,613	-407	0	13,207

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**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.

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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	
412	SUMMERHILL AVE 190410140002400 R Residential	147,000	133,400	1,458	-302	1,155	25	6	1,186
418	SUMMERHILL AVE 190410140002100 C Commercial	416,000	458,465	10,814	9,476	20,290	-606	0	19,684
418	SUMMERHILL AVE 190410140002100 R Residential	789,000	869,535	7,823	-293	7,530	163	38	7,731
428	SUMMERHILL AVE 190410140002000 C Commercial	333,000	365,130	6,055	10,104	16,159	-483	0	15,677
428	SUMMERHILL AVE 190410140002000 R Residential	123,000	134,870	1,220	-52	1,168	25	6	1,199
436	SUMMERHILL AVE 190410140001800 C Commercial	815,800	906,885	34,140	5,996	40,136	-1,199	0	38,937
436	SUMMERHILL AVE 190410140001800 R Residential	8,200	9,115	81	-2	79	2	0	81
438	SUMMERHILL AVE 190410140001700 C Commercial	330,000	363,000	4,327	11,738	16,065	-480	0	15,585
442	SUMMERHILL AVE 190410140001600 R Residential	368,000	394,000	3,649	-237	3,412	74	17	3,503
444	SUMMERHILL AVE 190410140001500 R Residential	533,000	505,000	5,285	-912	4,373	94	22	4,490
446	SUMMERHILL AVE 190410140001400 C Commercial	871,000	870,000	24,370	14,133	38,503	-1,150	0	37,354
464	SUMMERHILL AVE 190410140001300 M Multi residential	1,466,000	1,952,000	40,146	8,001	48,147	2,324	86	50,557
468	SUMMERHILL AVE 190410140001200 M Multi residential	3,194,000	3,798,000	69,384	24,295	93,679	4,522	167	98,369
474	SUMMERHILL AVE 190410140001100 R Residential	538,000	503,000	5,335	-979	4,356	94	22	4,472
476	SUMMERHILL AVE 190410140001000 R Residential	568,000	541,000	5,632	-947	4,685	101	24	4,810
478	SUMMERHILL AVE 190410140000900 R Residential	610,000	700,000	6,048	13	6,062	131	31	6,223
480	SUMMERHILL AVE 190410140000800 R Residential	612,000	587,000	6,068	-985	5,083	110	26	5,219
481	SUMMERHILL AVE 190410139001300 R Residential	632,000	647,000	6,267	-664	5,603	121	28	5,752

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Ward No.27 Address	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 Full to Res and MR	Shift Education	Provincial Shift	
482 SUMMERHILL AVE 190410140000700 R Residential	613,000	691,000	6,078	-94	5,984	129	30	6,143
483 SUMMERHILL AVE 190410139001400 R Residential	598,000	684,000	5,930	-6	5,923	128	30	6,081
485 SUMMERHILL AVE 190410139001500 R Residential	670,000	775,000	6,643	68	6,711	145	34	6,890
490 SUMMERHILL AVE 190410141006500 R Residential	697,000	835,000	6,911	320	7,231	156	37	7,424
492 SUMMERHILL AVE 190410141006400 R Residential	650,000	629,000	6,445	-998	5,447	118	28	5,592
494 SUMMERHILL AVE 190410141006300 R Residential	691,000	741,000	6,852	-435	6,417	139	33	6,588

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