



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

April 1, 2004
 Page 1

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	
5 WHITEHALL RD 190410134000200	R Residential	683,000	789,000	6,772	60	6,832	148	35	7,015
6 WHITEHALL RD 190410131002000	R Residential	787,000	901,000	7,804	-1	7,802	168	40	8,010
9 WHITEHALL RD 190410134000300	R Residential	680,000	780,000	6,743	12	6,755	146	34	6,935
10 WHITEHALL RD 190410131001900	R Residential	676,000	755,000	6,703	-165	6,538	141	33	6,712
11 WHITEHALL RD 190410134000400	R Residential	1,129,000	1,238,000	11,195	-474	10,721	231	54	11,007
14 WHITEHALL RD 190410131001800	R Residential	672,000	797,000	6,663	239	6,902	149	35	7,086
15 WHITEHALL RD 190410134000500	R Residential	1,160,000	1,265,000	11,502	-548	10,954	237	56	11,247
18 WHITEHALL RD 190410131001700	R Residential	649,000	735,000	6,435	-70	6,365	137	32	6,535
19 WHITEHALL RD 190410134000600	R Residential	680,000	786,000	6,743	64	6,806	147	35	6,988
20 WHITEHALL RD 190410131001600	R Residential	651,000	742,000	6,455	-30	6,425	139	33	6,597
22 WHITEHALL RD 190410131001500	R Residential	586,000	710,000	5,811	338	6,148	133	31	6,312
23 WHITEHALL RD 190410134000700	R Residential	777,000	818,000	7,704	-621	7,084	153	36	7,273
24 WHITEHALL RD 190410131001400	R Residential	695,000	782,000	6,891	-119	6,772	146	34	6,952
25 WHITEHALL RD 190410134000800	R Residential	936,000	984,000	9,281	-760	8,521	184	43	8,748
26 WHITEHALL RD 190410131001300	R Residential	645,000	782,000	6,396	376	6,772	146	34	6,952
27 WHITEHALL RD 190410134000900	R Residential	796,000	836,000	7,893	-653	7,239	156	37	7,433
28 WHITEHALL RD 190410131001200	R Residential	632,000	721,000	6,267	-23	6,244	135	32	6,410

*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.



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

April 1, 2004
 Page 2

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	
29 WHITEHALL RD 190410134001000	R Residential	1,084,000	1,131,000	10,748	-954	9,794	211	50	10,055
30 WHITEHALL RD 190410131001100	R Residential	647,000	732,000	6,415	-76	6,339	137	32	6,508
31 WHITEHALL RD 190410134001100	R Residential	963,000	848,000	9,549	-2,205	7,343	159	37	7,539
32 WHITEHALL RD 190410131001000	R Residential	642,000	728,000	6,366	-62	6,304	136	32	6,472
33 WHITEHALL RD 190410134001200	R Residential	776,000	816,000	7,694	-628	7,066	153	36	7,255
34 36 WHITEHALL RD 190410131000900	R Residential	736,000	787,000	7,298	-483	6,815	147	35	6,997
35 WHITEHALL RD 190410134001300	R Residential	793,000	833,000	7,863	-650	7,214	156	37	7,406
38 WHITEHALL RD 190410131000800	R Residential	708,000	783,000	7,020	-240	6,781	146	34	6,961
39 WHITEHALL RD 190410134001400	R Residential	948,000	999,000	9,400	-749	8,651	187	44	8,882
40 WHITEHALL RD 190410131000700	R Residential	720,000	797,000	7,139	-237	6,902	149	35	7,086
43 WHITEHALL RD 190410134001500	R Residential	795,000	836,000	7,883	-643	7,239	156	37	7,433
44 WHITEHALL RD 190410131000600	R Residential	715,000	792,000	7,090	-231	6,858	148	35	7,041
46 A WHITEHALL RD 190410131000500	R Residential	736,000	938,000	7,298	825	8,123	175	41	8,339
47 WHITEHALL RD 190410134001600	R Residential	1,075,000	1,120,000	10,659	-960	9,699	209	49	9,958
48 WHITEHALL RD 190410131000400	R Residential	708,000	784,000	7,020	-231	6,789	147	35	6,970
52 WHITEHALL RD 190410131000300	R Residential	619,000	708,000	6,138	-7	6,131	132	31	6,295
54 WHITEHALL RD 190410131000200	R Residential	618,000	707,000	6,128	-5	6,122	132	31	6,286
58 WHITEHALL RD 190410131000100	R Residential	585,000	676,000	5,801	53	5,854	126	30	6,010

*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		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	
62	WHITEHALL RD 190410132001400 R Residential	700,000	867,000	6,941	567	7,508	162	38	7,708
64	WHITEHALL RD 190410132001300 R Residential	640,000	727,000	6,346	-50	6,296	136	32	6,463
66	WHITEHALL RD 190410132001200 R Residential	648,000	733,000	6,425	-78	6,348	137	32	6,517
70	WHITEHALL RD 190410132001100 R Residential	685,000	779,000	6,792	-46	6,746	146	34	6,926
74	WHITEHALL RD 190410132001000 R Residential	681,000	768,000	6,752	-102	6,651	144	34	6,828
78	WHITEHALL RD 190410132000900 R Residential	620,000	747,000	6,148	321	6,469	140	33	6,641
79	WHITEHALL RD 190410133000200 R Residential	781,000	824,000	7,744	-608	7,136	154	36	7,326
81	WHITEHALL RD 190410133000300 R Residential	882,000	1,030,000	8,746	174	8,919	193	45	9,157
82	WHITEHALL RD 190410132000800 R Residential	638,000	775,000	6,326	385	6,711	145	34	6,890
83	WHITEHALL RD 190410133000400 R Residential	991,000	1,022,000	9,826	-976	8,850	191	45	9,086
84	WHITEHALL RD 190410132000700 R Residential	650,000	729,000	6,445	-132	6,313	136	32	6,481
85	WHITEHALL RD 190410133000500 R Residential	823,000	964,000	8,160	187	8,348	180	42	8,571
87	WHITEHALL RD 190410133000600 R Residential	912,000	813,000	9,043	-2,003	7,040	152	36	7,228
88	WHITEHALL RD 190410132000600 R Residential	674,000	762,000	6,683	-84	6,599	142	34	6,775
89	WHITEHALL RD 190410133000700 R Residential	909,000	957,000	9,013	-726	8,287	179	42	8,508
92	WHITEHALL RD 190410132000500 R Residential	654,000	735,000	6,485	-120	6,365	137	32	6,535
93	WHITEHALL RD 190410133000800 R Residential	842,000	916,000	8,349	-417	7,932	171	40	8,144
95	WHITEHALL RD 190410133000900 R Residential	839,000	911,000	8,319	-430	7,889	170	40	8,099

*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.



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

April 1, 2004

Page 4

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 Shift Full to Res and MR	Provincial Education Shift		
96 WHITEHALL RD 190410132000400 R Residential	637,000	720,000	6,316	-81	6,235	135	32	6,401
97 WHITEHALL RD 190410133001000 R Residential	848,000	906,000	8,408	-563	7,846	169	40	8,055
98 WHITEHALL RD 190410132000300 R Residential	633,000	717,000	6,277	-68	6,209	134	32	6,375
99 WHITEHALL RD 190410133001100 R Residential	649,000	719,000	6,435	-209	6,226	134	32	6,392
100 WHITEHALL RD 190410132000200 R Residential	620,000	714,000	6,148	35	6,183	133	31	6,348
103 WHITEHALL RD 190410133001200 R Residential	680,000	815,000	6,743	315	7,058	152	36	7,246
104 WHITEHALL RD 190410132000100 R Residential	601,000	694,000	5,959	51	6,010	130	31	6,170
105 WHITEHALL RD 190410133001300 R Residential	989,000	1,115,000	9,806	-151	9,656	208	49	9,913

*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.