



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	WHITNEY AVE 190410149000150	R Residential	2,107,000	2,526,000	20,892	982	21,874	472	111	22,458
3	WHITNEY AVE 190410149000200	R Residential	1,456,000	1,598,000	14,437	-599	13,838	299	70	14,207
5	WHITNEY AVE 190410149000300	R Residential	1,585,000	1,884,000	15,716	599	16,315	352	83	16,750
6	WHITNEY AVE 190410147002900	R Residential	1,093,000	1,272,000	10,838	177	11,015	238	56	11,309
7	WHITNEY AVE 190410149000500	R Residential	1,187,000	1,436,000	11,770	666	12,435	268	63	12,767
8	WHITNEY AVE 190410147002800	R Residential	1,439,000	1,540,000	14,268	-933	13,336	288	68	13,692
9	WHITNEY AVE 190410149000600	R Residential	1,411,000	1,658,000	13,991	367	14,358	310	73	14,741
10	WHITNEY AVE 190410147002700	R Residential	1,269,000	1,266,000	12,583	-1,620	10,963	237	56	11,256
11	WHITNEY AVE 190410149000700	R Residential	3,320,000	3,350,000	32,920	-3,910	29,010	626	147	29,784
14	WHITNEY AVE 190410147002600	R Residential	1,414,000	1,554,000	14,021	-563	13,457	291	68	13,816
15	WHITNEY AVE 190410149000800	R Residential	1,583,000	1,711,000	15,696	-880	14,817	320	75	15,212
16	WHITNEY AVE 190410147002500	R Residential	1,495,000	1,812,000	14,824	868	15,691	339	80	16,110
17	WHITNEY AVE 190410149000900	R Residential	1,700,000	2,200,000	16,856	2,195	19,051	411	97	19,559
18	WHITNEY AVE 190410147002400	R Residential	1,306,000	1,592,000	12,950	836	13,786	298	70	14,154
19	WHITNEY AVE 190410149001000	R Residential	2,181,000	2,494,000	21,626	-29	21,597	466	110	22,173
20	WHITNEY AVE 190410147002300	R Residential	1,445,000	1,587,000	14,328	-585	13,743	297	70	14,109
21	WHITNEY AVE 190410149001100	R Residential	1,653,000	1,920,000	16,390	236	16,627	359	84	17,070

*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	
	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		
22 WHITNEY AVE 190410147002200 R Residential	1,428,000	1,565,000	14,159	-607	13,552	293	69	13,914
23 WHITNEY AVE 190410149001200 R Residential	1,705,000	2,026,000	16,906	638	17,544	379	89	18,012
24 WHITNEY AVE 190410147002100 R Residential	1,425,000	1,564,000	14,130	-586	13,544	292	69	13,905
25 WHITNEY AVE 190410149001300 R Residential	1,643,000	1,970,000	16,291	768	17,060	368	87	17,515
26 WHITNEY AVE 190410147002000 R Residential	1,463,000	1,595,000	14,506	-694	13,812	298	70	14,181
27 WHITNEY AVE 190410149001400 R Residential	1,693,000	1,842,000	16,787	-836	15,951	344	81	16,377
28 WHITNEY AVE 190410147001900 R Residential	1,456,000	1,593,000	14,437	-642	13,795	298	70	14,163
29 WHITNEY AVE 190410149001500 R Residential	1,435,000	1,654,000	14,229	94	14,323	309	73	14,705
30 WHITNEY AVE 190410147001800 R Residential	2,884,000	3,259,000	28,596	-375	28,222	609	143	28,975
31 WHITNEY AVE 190410149001600 R Residential	1,097,000	1,172,000	10,877	-728	10,149	219	52	10,420
32 WHITNEY AVE 190410147001700 R Residential	1,509,000	1,651,000	14,963	-665	14,297	309	73	14,678
33 WHITNEY AVE 190410149001700 R Residential	1,127,000	1,373,000	11,175	715	11,890	257	60	12,207
34 WHITNEY AVE 190410147001600 R Residential	3,228,000	3,269,000	32,007	-3,699	28,308	611	144	29,064
35 WHITNEY AVE 190410149001800 R Residential	1,106,000	1,343,000	10,967	663	11,630	251	59	11,940
37 WHITNEY AVE 190410149001900 R Residential	1,390,000	1,529,000	13,783	-542	13,241	286	67	13,594
39 WHITNEY AVE 190410149002000 R Residential	1,125,000	1,368,000	11,155	691	11,846	256	60	12,162
41 WHITNEY AVE 190410149002100 R Residential	2,377,000	2,781,000	23,569	513	24,083	520	122	24,725

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