

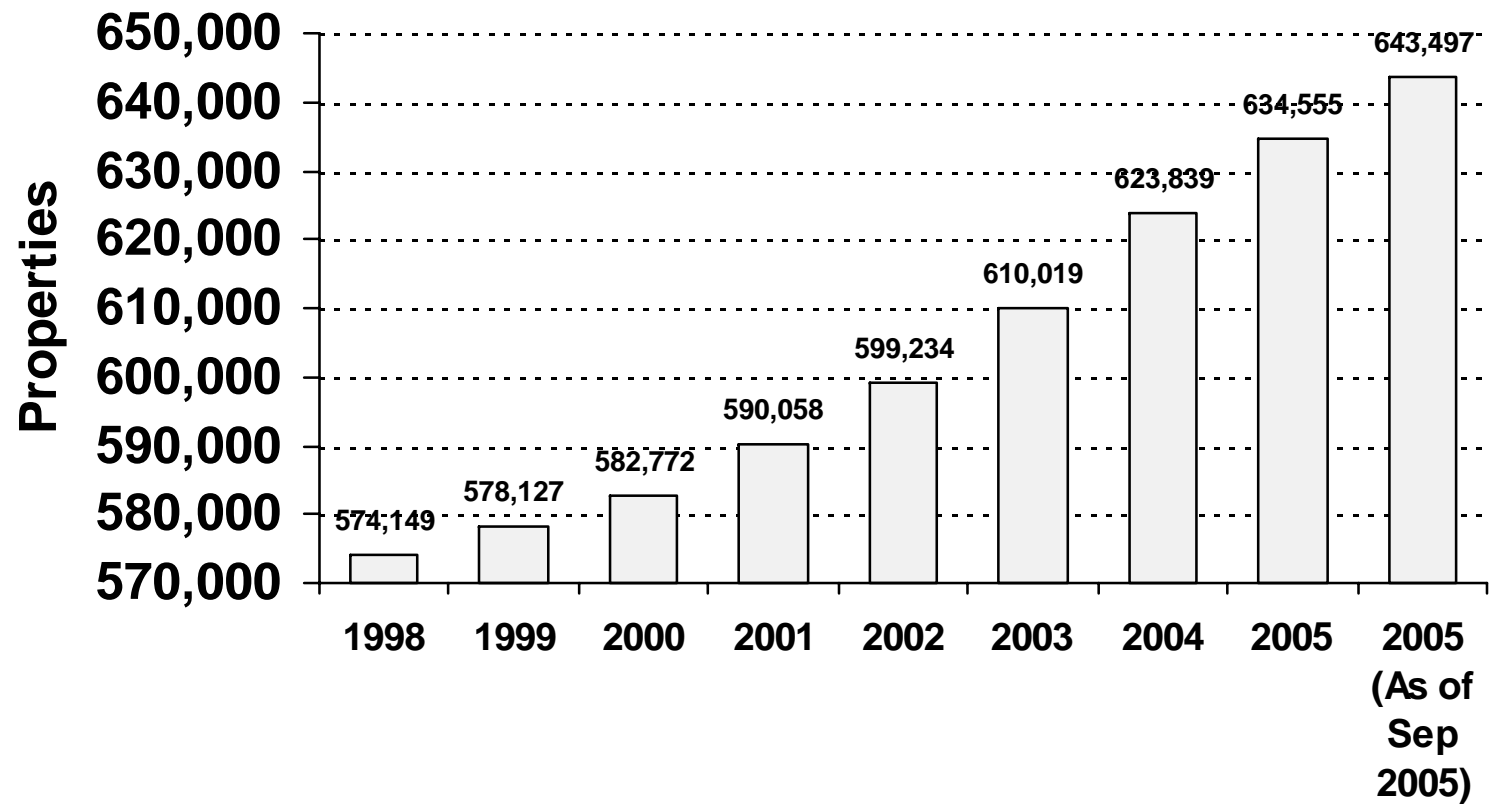
2005 Assessment Update
(Notice Based)

City of Toronto
Presentation to Councillors and Executive Assistants
October 20, 2005

Executive Summary

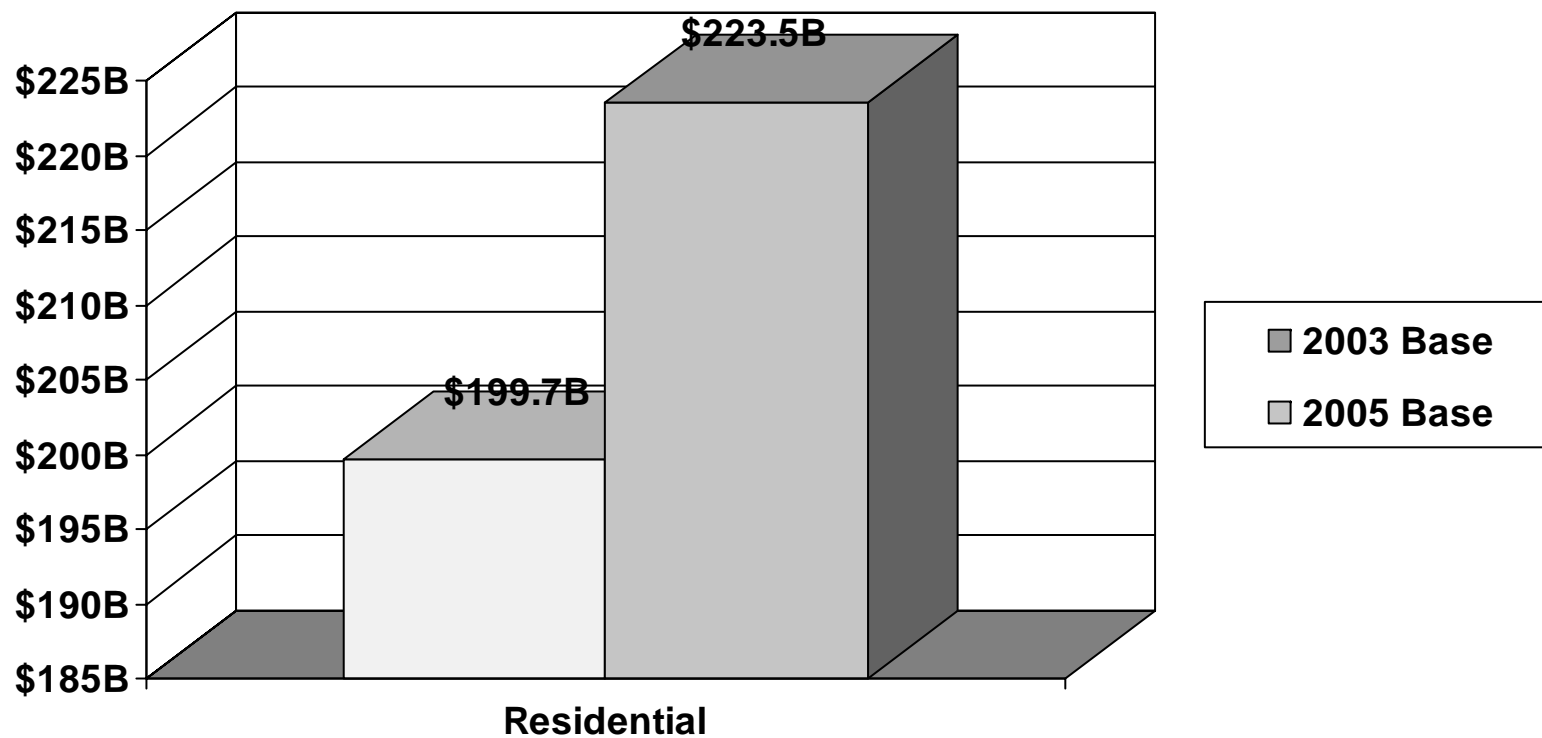
- Regular Notices in the City of Toronto mailed on October 17, 2005
- Residential tax class increased by 11.9%
 - Residential (excluding condos) 13.9%
 - Residential Condominiums 2.9%
- Multi-Residential tax class increased by 8.6%
- New Multi-Residential tax class increased by 5.4%
- Commercial tax class increased by 11.9%
- Industrial tax class increased by 12.8%

Property Count in Toronto



CVA by Tax Class in Toronto

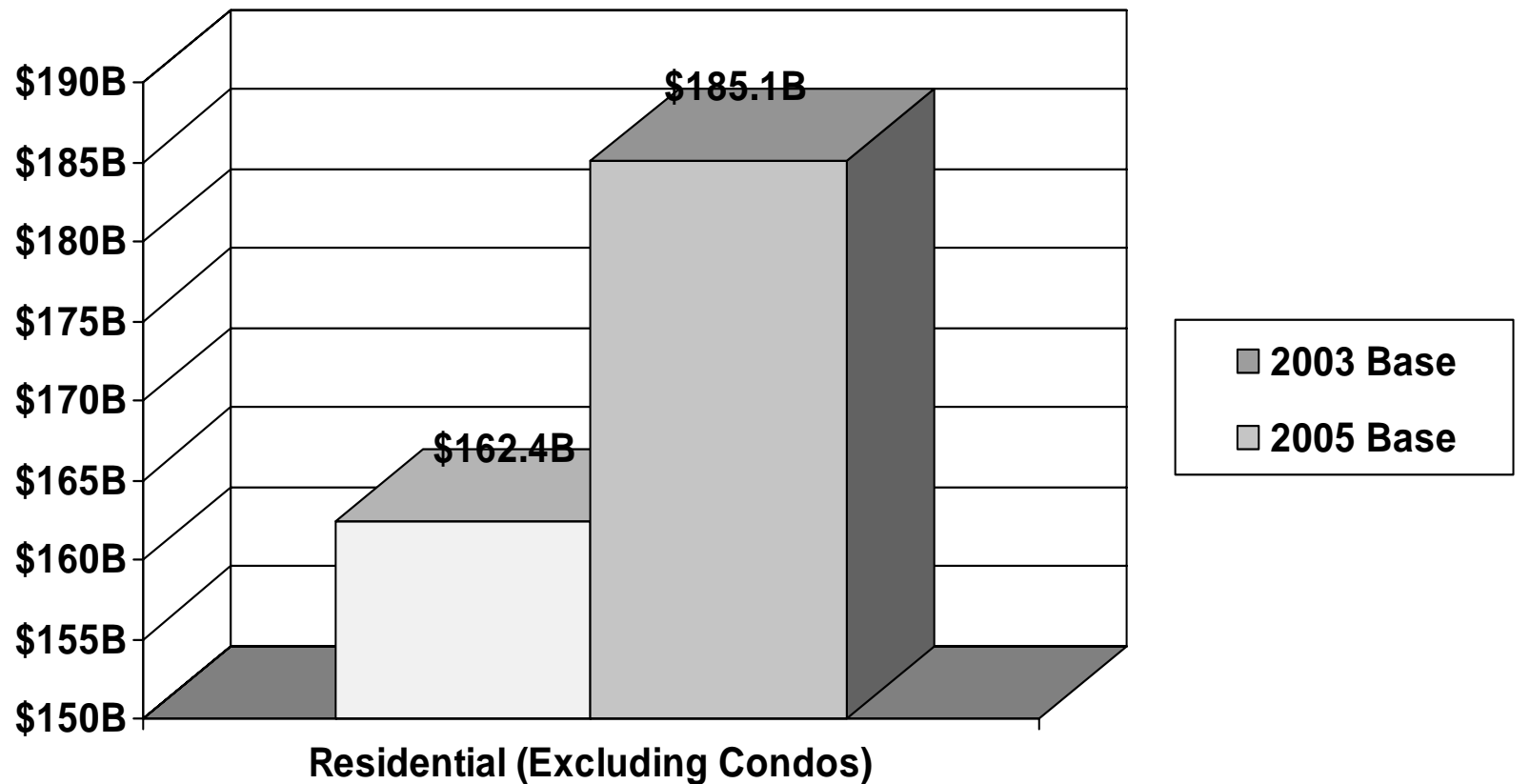
Residential (RT)



% Change in Value = 11.9%

CVA by Tax Class in Toronto

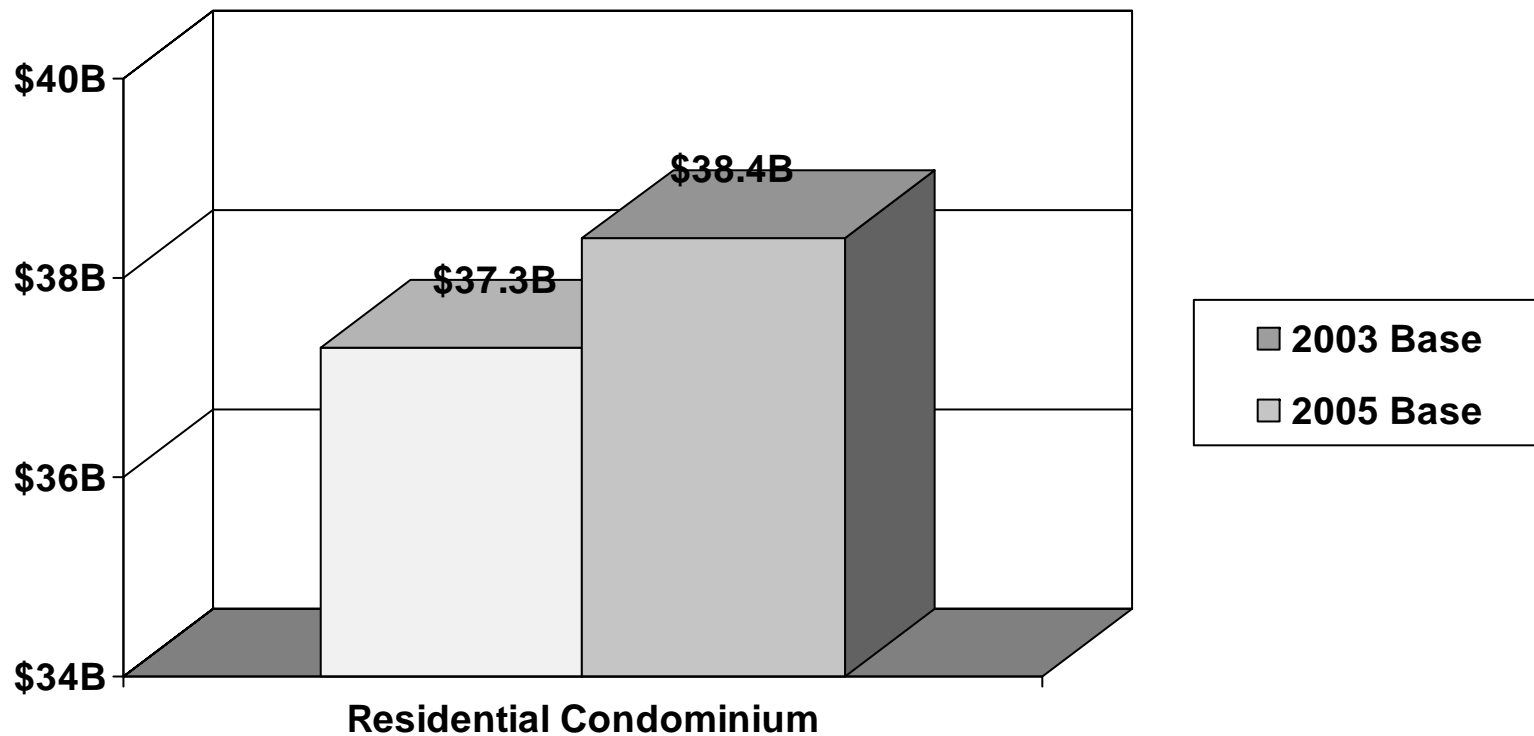
Residential (Excluding Condos)



% Change in Value = 13.9%

CVA by Tax Class in Toronto

Residential Condominium



% Change in Value = 2.9%

Median Property Value Increase in Toronto Residential*

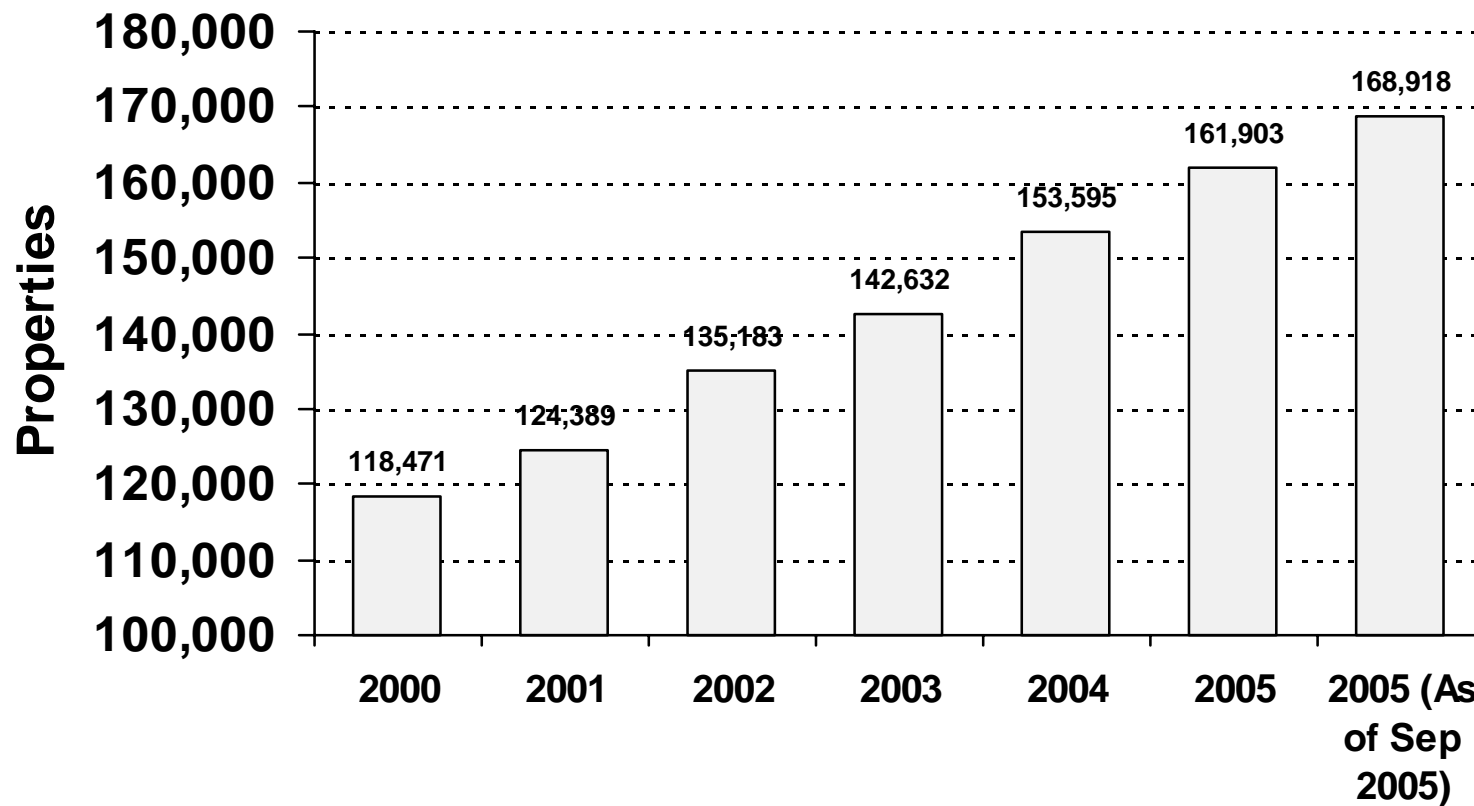
	2003 Base Year	2005 Base Year
Overall	\$300,000	\$339,000
Scarborough	\$266,000	\$290,000
Toronto	\$347,000	\$404,000
East York	\$279,000	\$322,000
North York	\$346,000	\$392,000
York	\$248,000	\$283,000
Etobicoke	\$313,000	\$354,000

* Residential Includes: Single Family Detached, Semi Detached, Freehold Townhouse

Average Property Value Increase in Toronto Residential Condo

	2003 Base Year	2005 Base Year
Overall	\$199,000	\$203,000
Scarborough	\$176,000	\$176,000
Toronto	\$231,000	\$236,000
East York	\$148,000	\$155,000
North York	\$204,000	\$211,000
York	\$178,000	\$184,000
Etobicoke	\$175,000	\$184,000

Residential Condo Property Count in Toronto



Critical Dates

- **Oct 17, 2005** Regular Notices Mailed
- **Nov 10, 2005** Last Supp/Omit Run for 2005
- **Dec 9, 2005** Amended Notices Mailed
- **Dec 13, 2005** Assessment Roll Delivery
- **Jan, 2006** Market Change Profile Delivery (Roll Data)
- **Mar 31, 2006** Appeal Deadline

Questions?