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## 2011 CURRENT VALUE ASSESSMENT (CVA) CHANGES

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### Issue / Background:

To present the Current Value Assessment (CVA) changes for the 2011 taxation year.

### Key Points:

- For the 2009-2012 tax years, property assessments in Ontario have been updated to reflect a valuation date of January 1, 2008. The last reassessment took place in 2006 and was based on a January 1, 2005 valuation date.

#### Assessment Cycle

<u>Tax Year</u>	<u>Valuation Date</u>
1998, 1999, 2000	June 30, 1996
2001, 2002	June 30, 1999
2003	June 30, 2001
2004, 2005	June 30, 2003
2006, 2007, 2008	January 1, 2005
2009, 2010, 2011, 2012	January 1, 2008
2013, 2014, 2015, 2016	January 1, 2012

- Commencing in 2009, the assessment cycle has changed to a four-year cycle, and assessment increases will be phased-in over four years, with one-quarter of any assessment increase being applied in each of the four years. For a property whose assessment had decreased in value, the lower assessed value will apply immediately. Given the historic market conditions in Toronto, there are very few properties where the assessment has actually decreased.

#### Illustration of 4-year Assessment Increase Phase-In

<b>Property value on January 1, 2008 (2009 tax year)</b>	<b>\$220,000</b> ✓
Property Value on January 1, 2005 (2007 tax year)	<u>\$180,000</u>
Property value has changed by	\$40,000 ÷ by 4 years

<u>Tax year</u>	<u>Phased-In Assessment</u>
2009	\$190,000
2010	\$200,000
<b>2011</b>	<b>\$210,000</b> ✓
2012	\$220,000

- The CVA changes, updating values from January 1, 2005 to January 1, 2008, together with the phased-in change for the 2011 tax year are as follows:

<u>Property Tax Class</u>	<u>% CVA Change Jan 1/05 – Jan 1/08</u>	<u>% CVA Change for 2011 Taxation</u>
<b>Residential</b>	<b>21.6%</b>	<b>4.9%</b>
Multi-Residential	8.9%	2.3%
New Multi-Residential	10.0%	2.5%
Commercial	35.3%	7.6%
Industrial	42.0%	8.7%
Pipeline	11.8%	2.8%
Farmland	52.6%	10.4%
Managed Forest	45.8%	9.3%
<b>Overall</b>	<b>23.2%</b>	<b>5.3%</b>

**Residential Properties:**

- The Residential Property Class has appreciated by 21.6% between the January 1, 2005 valuation date to the January 1, 2008 valuation date. The phased-in average CVA increase for 2011 is 4.9%.
- The average assessed value for all residential property types is now \$447,210 (January 1/08 valuation base). The 2011 phased-in average residential value is \$427,177.

**Average Assessed Values 2009 – 2012 – Select Residential Dwelling Types**

Dwelling Type	Number of Properties	2008 (Jan. 1/05 Valuation Date)	2012 Full CVA (Jan. 1/08 Valuation Date)	2009 Phased-In Value	2010 Phased-In Value	2011 Phased-In Value
Single Family Detached	286,417	465,193	574,293	492,428	519,716	547,005
Condo	218,234	242,925	281,058	251,931	261,640	271,349
Semi-Detached	82,677	333,343	411,709	352,923	372,518	392,113
Town home/Row Home	22,116	338,738	417,783	358,441	378,222	398,002
Link Home	5,187	288,361	331,142	299,053	309,749	320,446
<b>All Residential Types</b>	<b>664,293</b>	<b>367,621</b>	<b>447,210</b>	<b>387,111</b>	<b>407,144</b>	<b>427,177</b>

- Residential properties for which the 2011 phased-in assessment has appreciated at a rate greater than the residential class average increase of 4.9% will experience a CVA-related increase in tax burden.
- Residential properties for which the 2011 phased-in assessment has increased less than the class average increase of 4.9% will experience a CVA-related decrease in tax burden.

- For 2011, 43.8% of residential properties (291,125 properties) have appreciated at a rate greater than 4.9%, and 56.2% of properties (373,168 properties) have appreciated at a rate less than 4.9%. The average tax impact for those properties facing CVA-related tax increases is \$61.00 or 1.5%, and the average tax impact for those properties facing CVA-related tax decreases is (\$47.00) or (1.7%).

**Average CVA Related Tax Impacts (City + School) – Residential Class**

	Tax Decreases				Tax Increases			
	No. of Properties	% of Properties	Average Tax Impact (%)	Average Tax Impact (\$)	No. of Properties	% of Properties	Average Tax Impact (%)	Average Tax Impact (\$)
2009 Phased-In	365,803	57.4%	-2.2%	(\$61)	272,005	42.6%	+2.1%	+\$82
2010 Phased-In	378,437	58.2%	-1.8%	(\$51)	272,353	41.8%	+1.8%	+\$71
2011 Phased-In	373,168	56.2%	-1.7%	(\$47)	291,125	43.8%	+1.5%	+\$61
Estimated 2012 Phased-In	373,168	56.2%	-1.6%	(\$43)	291,125	43.8%	+1.3%	+\$55

- In addition to CVA tax shifts within the Property Class, additional tax impacts may occur due to (i) tax shifts between property classes due to CVA changes; (ii) tax shifts between property classes due to Council policy decisions (eg. tax ratio targets); and, (iii) Provincial and/or municipal budgetary tax levy changes.
- A ward-by-ward summary of assessment changes and CVA-related tax impacts for the residential property class, as well as the commercial, industrial and multi-residential property classes are shown in the attachments to this note.

**Appealing One's Assessment:**

**Residential Properties:** If an owner has concerns about the assessment of the property, the owner MUST first:

1. File a Request for Reconsideration (RFR) with the Municipal Property Assessment Corporation (MPAC). The deadline to file a RFR in any year is March 31st of the taxation year to which the RFR applies.
2. Receive the RFR decision BEFORE filing an appeal with the Assessment Review Board (ARB).
3. File an appeal with the ARB before the deadline, which is 90 days from the mailing date on the RFR decision.

There is no fee for a Request for Reconsideration with MPAC. An application form may be obtained directly from MPAC or by visiting their website at [www.mpac.ca](http://www.mpac.ca) or calling 1-866-296-MPAC (6722). The fee to file an appeal to the ARB for residential properties is \$75.00 per property per taxation year.

**Non-Residential Properties (Commercial, Industrial or Multi-Residential):** For all other property types, the owner may choose to either file a RFR with MPAC or file an appeal directly with the Assessment Review Board (ARB). If the owner does not file a RFR, the deadline to file an appeal directly with the ARB is March 31st of the taxation year to which the appeal relates, or 90 days from the notice date for other types of assessments (e.g. mid-year supplementary or omitted assessments).

The fee for filing an appeal for non-residential properties (commercial, industrial or multi-residential tax classes) is \$150.00 per property per taxation year.

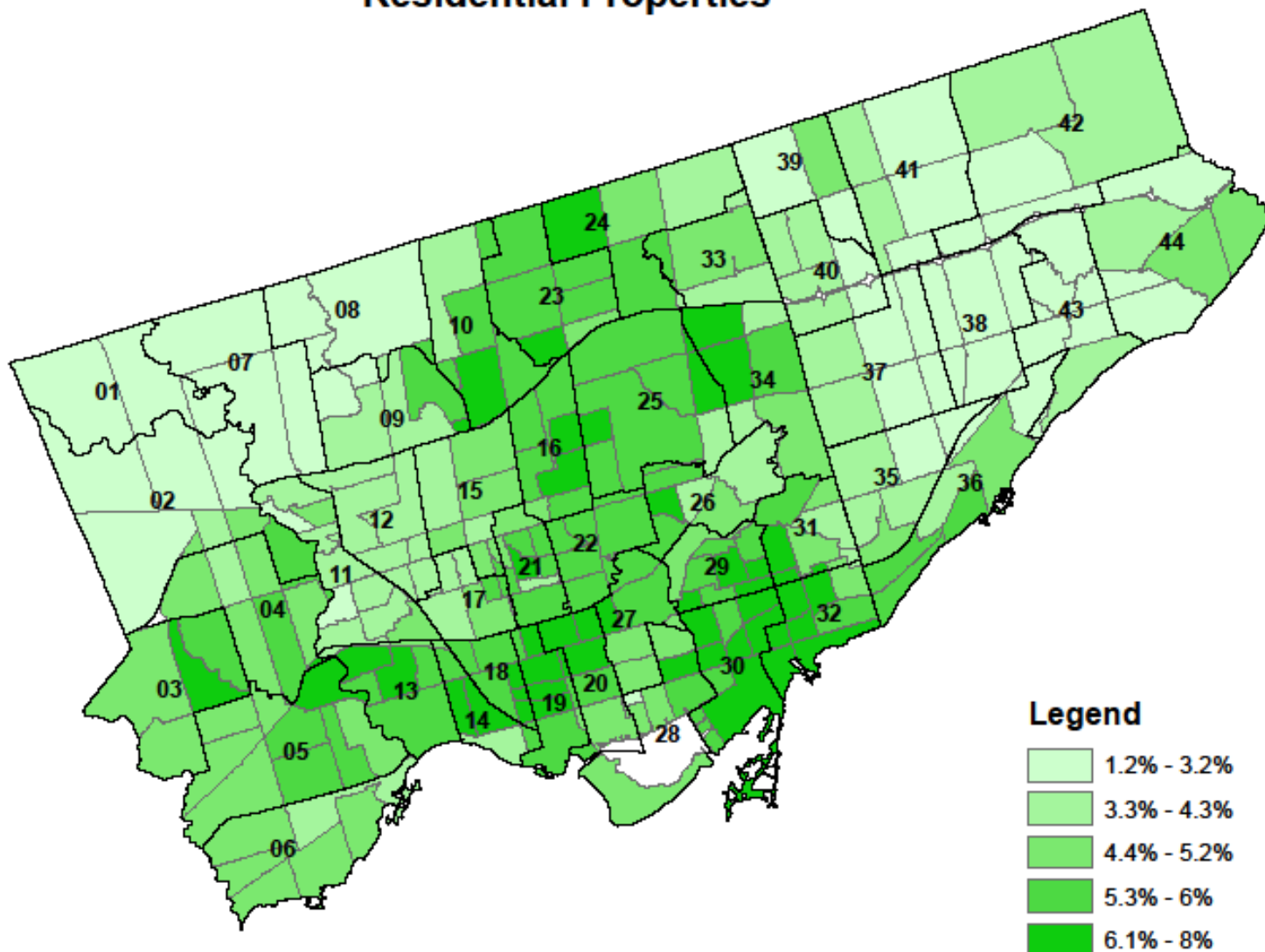
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Attachments: Ward-by Ward CVA Changes

2011 CVA ASSESSMENT CHANGES - RESIDENTIAL CLASS						
2010 PHASED-IN CVA vs. 2011 PHASED-IN CVA						
Ward	No. of Properties	2010		2011		Percent Change
		2010 Phased-In CVA	2010 Average Assessed Value	2011 Phased-In CVA	2011 Average Assessed Value	
01	11,322	2,975,020,328	262,765	3,035,628,746	268,118	2.0%
02	13,709	4,197,400,795	306,178	4,334,007,771	316,143	3.3%
03	14,793	5,869,403,096	396,769	6,163,461,505	416,647	5.0%
04	12,610	7,488,003,232	593,815	7,862,514,395	623,514	5.0%
05	20,433	9,294,965,513	454,900	9,789,103,023	479,083	5.3%
06	18,353	6,449,746,105	351,427	6,736,201,391	367,035	4.4%
07	10,346	3,111,598,711	300,754	3,185,056,877	307,854	2.4%
08	7,678	1,948,061,762	253,720	1,989,548,228	259,123	2.1%
09	9,337	3,069,026,623	328,695	3,159,365,723	338,371	2.9%
10	12,940	5,566,069,020	430,144	5,852,635,899	452,290	5.1%
11	14,568	4,125,272,862	283,174	4,275,081,863	293,457	3.6%
12	10,287	3,514,448,496	341,640	3,650,338,421	354,850	3.9%
13	14,681	7,284,429,082	496,181	7,712,294,833	525,325	5.9%
14	9,347	4,287,471,632	458,700	4,551,707,251	486,970	6.2%
15	13,721	5,039,223,716	367,264	5,272,246,043	384,246	4.6%
16	14,909	12,069,759,051	809,562	12,781,755,241	857,318	5.9%
17	13,822	4,511,655,213	326,411	4,719,885,277	341,476	4.6%
18	10,847	3,739,822,330	344,779	3,945,140,692	363,708	5.5%
19	19,938	7,231,565,634	362,703	7,681,368,447	385,263	6.2%
20	26,237	10,336,890,870	393,981	10,928,807,985	416,542	5.7%
21	10,020	7,040,708,655	702,666	7,411,839,308	739,705	5.3%
22	16,429	12,179,524,203	741,343	12,897,064,149	785,018	5.9%
23	32,635	12,383,864,519	379,466	13,049,483,799	399,862	5.4%
24	19,121	8,279,620,141	433,012	8,710,540,032	455,548	5.2%
25	16,631	16,221,445,018	975,374	17,118,984,431	1,029,342	5.5%
26	12,682	5,277,000,296	416,102	5,538,469,929	436,719	5.0%
27	27,498	14,422,440,652	524,491	15,218,960,097	553,457	5.5%
28	17,895	6,404,913,333	357,916	6,727,632,153	375,950	5.0%
29	11,848	5,083,774,480	429,083	5,385,698,449	454,566	5.9%
30	15,626	5,907,888,194	378,081	6,318,976,724	404,389	7.0%
31	13,419	4,359,412,998	324,869	4,592,105,279	342,209	5.3%
32	17,109	7,699,168,717	450,007	8,161,179,588	477,011	6.0%
33	11,983	4,112,386,689	343,185	4,288,694,612	357,898	4.3%
34	10,247	3,872,372,681	377,903	4,073,351,695	397,517	5.2%
35	13,213	3,509,938,060	265,643	3,638,685,663	275,387	3.7%
36	13,774	4,892,466,427	355,196	5,121,869,959	371,851	4.7%
37	14,809	4,173,351,096	281,812	4,300,521,781	290,399	3.0%
38	16,500	4,280,733,709	259,438	4,397,505,704	266,515	2.7%
39	14,823	4,485,834,979	302,627	4,635,816,583	312,745	3.3%
40	13,630	4,077,983,177	299,192	4,214,972,422	309,242	3.4%
41	17,378	5,432,457,636	312,605	5,613,337,867	323,014	3.3%
42	18,397	5,001,075,856	271,842	5,132,195,458	278,969	2.6%
43	11,302	3,362,618,612	297,524	3,468,797,801	306,919	3.2%
44	17,446	5,892,282,500	337,744	6,127,944,811	351,252	4.0%
<b>Total</b>	<b>664,293</b>	<b>270,463,096,699</b>	<b>407,144</b>	<b>283,770,777,905</b>	<b>427,177</b>	<b>4.9%</b>

## 2011 Phased-In % CVA Change Residential Properties

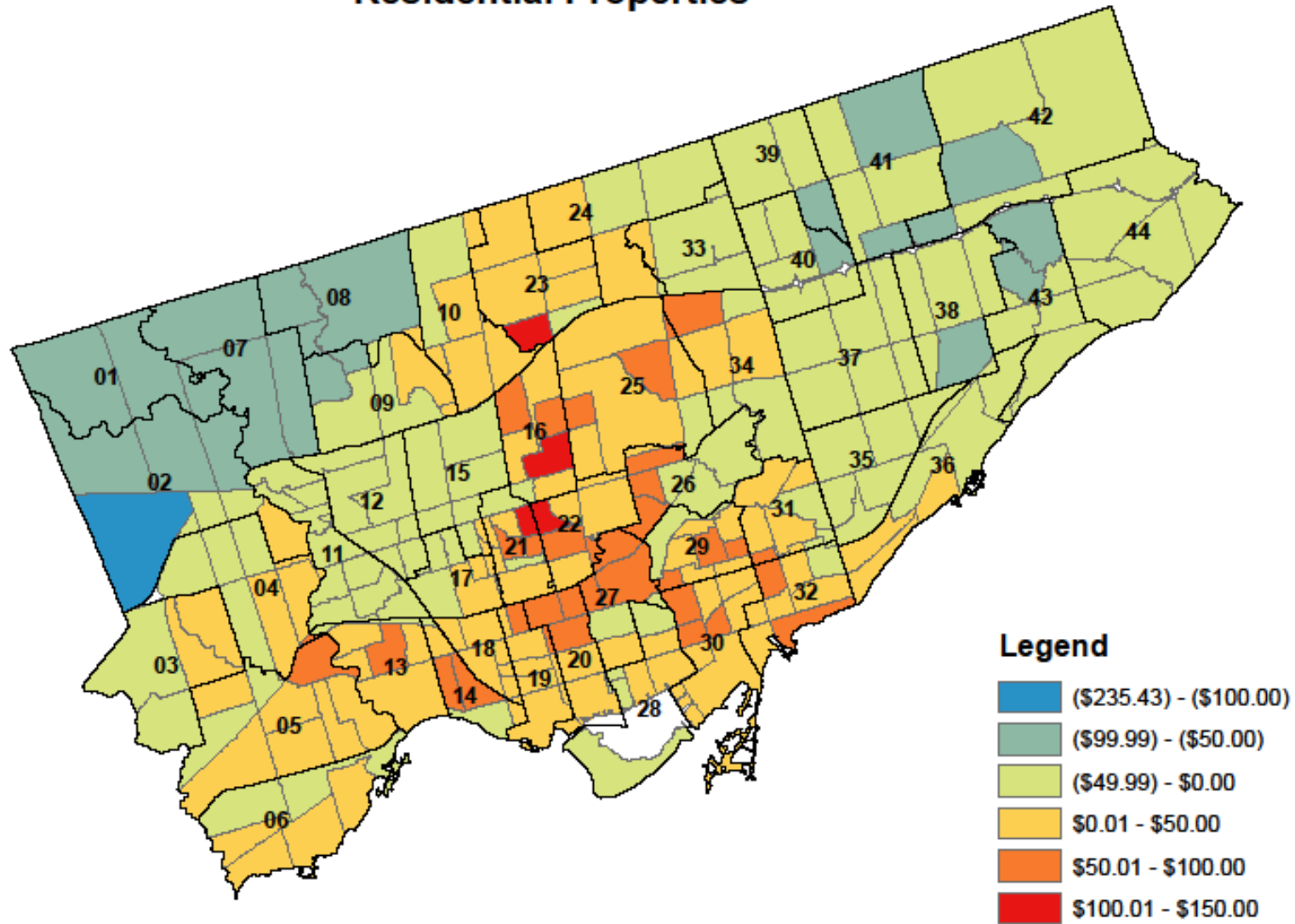


**2011 CVA Related Tax Increases and Decreases (City + School)**

**Residential Property Class**

Ward	Total No. Properties	Decreases				Increases			
		No. of Decreases	% of Total	Average \$ Impact	Average % Impact	No. of Increases	% of Total	Average \$ Impact	Average % Impact
01	11,322	11,262	99.5%	\$ (60.37)	-2.8%	60	0.5%	\$ 14.85	0.5%
02	13,709	11,851	86.4%	\$ (54.47)	-2.3%	1,858	13.6%	\$ 49.55	1.3%
03	14,793	6,691	45.2%	\$ (46.27)	-1.8%	8,102	54.8%	\$ 43.36	1.1%
04	12,610	6,921	54.9%	\$ (42.02)	-1.0%	5,689	45.1%	\$ 59.58	1.0%
05	20,433	7,563	37.0%	\$ (49.03)	-1.4%	12,870	63.0%	\$ 51.45	1.3%
06	18,353	9,284	50.6%	\$ (54.92)	-1.9%	9,069	49.4%	\$ 29.25	1.0%
07	10,346	9,618	93.0%	\$ (66.02)	-2.6%	728	7.0%	\$ 6.23	0.3%
08	7,678	7,376	96.1%	\$ (58.61)	-2.9%	302	3.9%	\$ 6.42	0.2%
09	9,337	9,158	98.1%	\$ (52.96)	-1.9%	179	1.9%	\$ 26.40	1.1%
10	12,940	5,694	44.0%	\$ (45.86)	-1.7%	7,246	56.0%	\$ 49.91	1.2%
11	14,568	13,697	94.0%	\$ (31.59)	-1.3%	871	6.0%	\$ 13.59	0.6%
12	10,287	9,308	90.5%	\$ (35.10)	-1.2%	979	9.5%	\$ 34.31	1.2%
13	14,681	3,623	24.7%	\$ (53.32)	-1.3%	11,058	75.3%	\$ 67.19	1.6%
14	9,347	2,114	22.6%	\$ (45.78)	-1.3%	7,233	77.4%	\$ 71.69	1.9%
15	13,721	8,547	62.3%	\$ (34.08)	-1.2%	5,174	37.7%	\$ 33.46	1.0%
16	14,909	3,950	26.5%	\$ (78.60)	-1.3%	10,959	73.5%	\$ 113.66	1.6%
17	13,822	8,756	63.3%	\$ (24.53)	-1.0%	5,066	36.7%	\$ 20.91	0.7%
18	10,847	2,931	27.0%	\$ (22.55)	-0.8%	7,916	73.0%	\$ 29.66	1.0%
19	19,938	3,311	16.6%	\$ (29.80)	-1.2%	16,627	83.4%	\$ 50.68	1.6%
20	26,237	8,914	34.0%	\$ (40.59)	-1.4%	17,323	66.0%	\$ 58.96	1.7%
21	10,020	3,065	30.6%	\$ (91.05)	-1.3%	6,955	69.4%	\$ 68.25	1.3%
22	16,429	4,604	28.0%	\$ (83.11)	-1.4%	11,825	72.0%	\$ 111.53	1.8%
23	32,635	15,632	47.9%	\$ (46.11)	-1.9%	17,003	52.1%	\$ 68.60	1.8%
24	19,121	8,786	45.9%	\$ (52.43)	-2.0%	10,335	54.1%	\$ 62.60	1.4%
25	16,631	5,698	34.3%	\$ (106.78)	-1.4%	10,933	65.7%	\$ 127.62	1.6%
26	12,682	7,301	57.6%	\$ (48.41)	-2.1%	5,381	42.4%	\$ 68.37	1.3%
27	27,498	9,497	34.5%	\$ (52.59)	-1.3%	18,001	65.5%	\$ 65.96	1.5%
28	17,895	6,984	39.0%	\$ (47.08)	-1.6%	10,911	61.0%	\$ 35.63	1.2%
29	11,848	2,085	17.6%	\$ (46.68)	-1.1%	9,763	82.4%	\$ 51.96	1.5%
30	15,626	1,771	11.3%	\$ (36.29)	-1.3%	13,855	88.7%	\$ 73.43	2.3%
31	13,419	5,192	38.7%	\$ (41.75)	-1.8%	8,227	61.3%	\$ 43.86	1.5%
32	17,109	3,810	22.3%	\$ (51.26)	-1.3%	13,299	77.7%	\$ 64.20	1.7%
33	11,983	8,730	72.9%	\$ (39.14)	-1.6%	3,253	27.1%	\$ 41.69	1.1%
34	10,247	5,023	49.0%	\$ (41.25)	-1.8%	5,224	51.0%	\$ 55.49	1.4%
35	13,213	10,956	82.9%	\$ (34.51)	-1.6%	2,257	17.1%	\$ 13.38	0.6%
36	13,774	9,461	68.7%	\$ (40.32)	-1.5%	4,313	31.3%	\$ 67.66	1.8%
37	14,809	14,690	99.2%	\$ (42.46)	-1.8%	119	0.8%	\$ 41.63	1.4%
38	16,500	15,471	93.8%	\$ (48.24)	-2.2%	1,029	6.2%	\$ 3.27	0.2%
39	14,823	13,404	90.4%	\$ (45.24)	-1.9%	1,419	9.6%	\$ 32.71	0.9%
40	13,630	12,075	88.6%	\$ (44.30)	-1.9%	1,555	11.4%	\$ 19.96	0.6%
41	17,378	16,631	95.7%	\$ (41.89)	-1.6%	747	4.3%	\$ 16.97	0.6%
42	18,397	17,682	96.1%	\$ (51.63)	-2.3%	715	3.9%	\$ 4.23	0.2%
43	11,302	10,333	91.4%	\$ (49.96)	-2.1%	969	8.6%	\$ 48.48	1.5%
44	17,446	13,718	78.6%	\$ (35.86)	-1.3%	3,728	21.4%	\$ 16.75	0.6%
<b>City-Wide</b>	<b>664,293</b>	<b>373,168</b>	<b>56.2%</b>	<b>\$ (47.32)</b>	<b>-1.7%</b>	<b>291,125</b>	<b>43.8%</b>	<b>\$ 60.65</b>	<b>1.5%</b>

## 2011 Phased-In Average CVA \$ Tax Impact Residential Properties

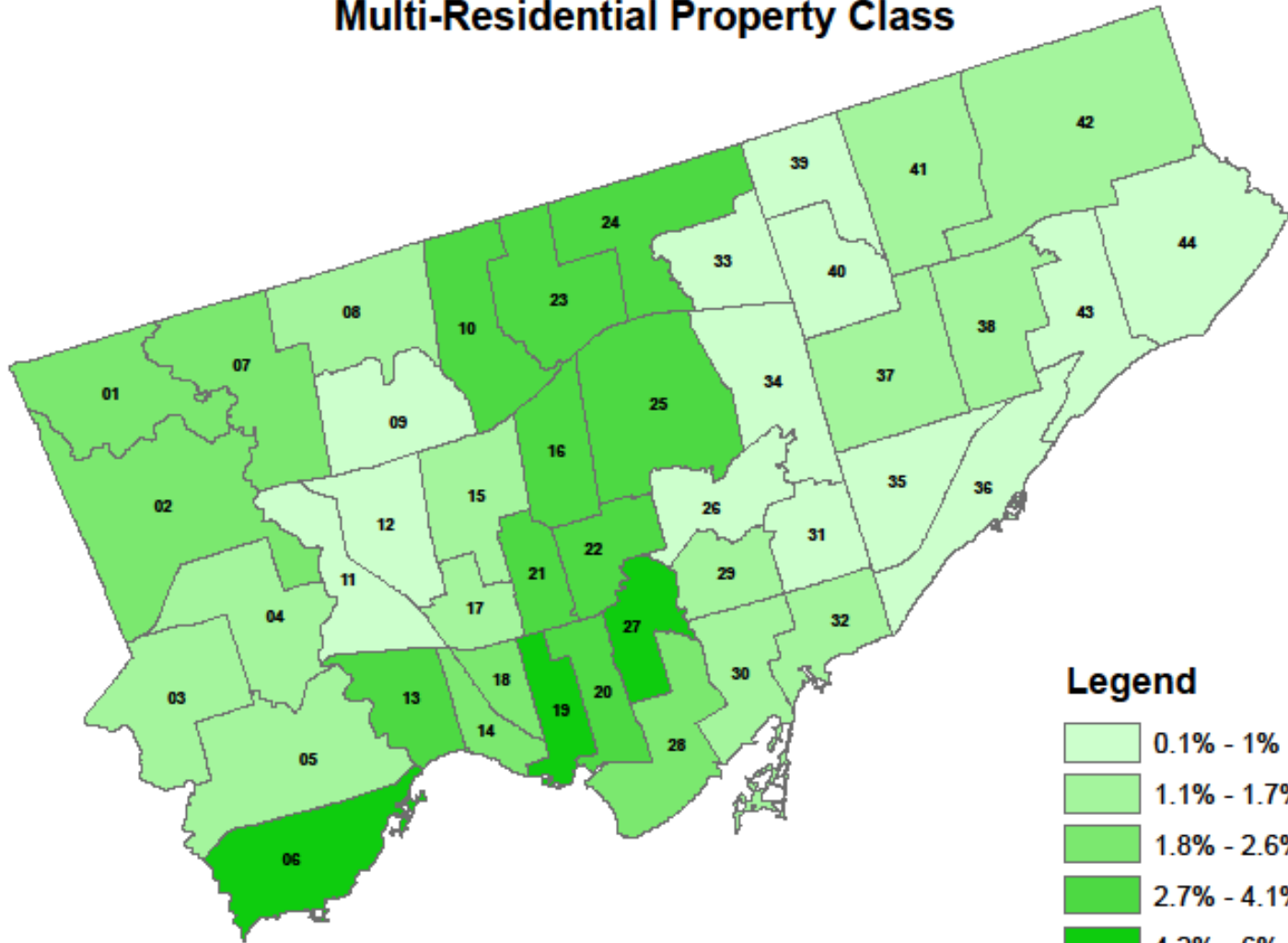


**2011 CVA ASSESSMENT CHANGES - MULTI-RESIDENTIAL CLASS**

**2010 PHASED-IN CVA vs. 2011 PHASED-IN CVA**

<b>Ward</b>	<b>No. of Properties</b>	<b>2012 Full CVA (Jan.01/08 Value)</b>	<b>2010 Phased-In CVA</b>	<b>2011 Phased-In CVA</b>	<b>Percent Change '10 vs '11</b>
01	34	477,212,470	457,103,085	467,157,780	2.2%
02	73	424,953,710	409,408,243	417,180,977	1.9%
03	44	414,131,930	404,359,910	409,245,921	1.2%
04	85	774,613,610	752,152,885	763,383,249	1.5%
05	125	641,683,950	622,060,049	631,872,000	1.6%
06	193	683,968,530	610,734,690	647,351,612	6.0%
07	77	445,944,020	428,749,116	437,346,569	2.0%
08	64	706,039,400	689,699,413	697,869,409	1.2%
09	127	515,563,500	507,009,243	511,286,373	0.8%
10	153	1,190,458,590	1,119,742,317	1,155,100,458	3.2%
11	103	627,309,940	615,702,461	621,506,203	0.9%
12	150	690,316,050	676,930,612	683,623,331	1.0%
13	104	742,278,820	699,615,137	720,946,983	3.0%
14	187	792,212,300	755,175,386	773,693,848	2.5%
15	170	652,133,790	630,805,723	641,469,759	1.7%
16	94	673,769,320	623,802,006	648,785,665	4.0%
17	63	167,333,670	162,798,560	165,066,116	1.4%
18	71	292,139,200	277,489,934	284,814,569	2.6%
19	73	345,581,220	311,533,408	328,557,315	5.5%
20	172	1,299,386,180	1,199,973,773	1,249,679,984	4.1%
21	193	1,109,746,570	1,043,269,921	1,076,508,251	3.2%
22	218	2,169,696,949	2,015,043,099	2,092,370,031	3.8%
23	65	719,143,815	673,928,896	696,536,354	3.4%
24	30	660,522,960	621,876,683	641,199,822	3.1%
25	80	792,180,710	740,362,602	766,271,660	3.5%
26	124	1,108,074,120	1,093,895,141	1,100,984,635	0.6%
27	187	2,209,662,380	2,014,011,131	2,111,836,767	4.9%
28	109	1,358,317,234	1,309,068,154	1,333,692,699	1.9%
29	106	510,373,250	498,810,958	504,592,106	1.2%
30	68	261,029,830	253,533,351	257,281,593	1.5%
31	94	558,114,210	549,771,820	553,943,016	0.8%
32	133	445,626,070	435,247,937	440,437,004	1.2%
33	56	769,203,970	759,339,983	764,271,978	0.6%
34	142	1,168,938,620	1,146,940,455	1,157,939,539	1.0%
35	86	665,118,600	655,347,538	660,233,069	0.7%
36	75	480,017,710	472,509,390	476,263,550	0.8%
37	111	526,735,930	514,174,105	520,455,020	1.2%
38	50	523,528,550	510,078,800	516,803,676	1.3%
39	8	152,386,730	152,059,230	152,222,980	0.1%
40	59	675,032,240	663,463,200	669,247,722	0.9%
41	8	111,599,080	109,277,210	110,438,146	1.1%
42	13	107,814,580	104,734,815	106,274,698	1.5%
43	46	562,325,300	556,461,770	559,393,536	0.5%
44	12	136,613,310	134,356,165	135,484,738	0.8%
<b>Total</b>	<b>4,235</b>	<b>30,338,832,918</b>	<b>28,982,408,305</b>	<b>29,660,620,711</b>	<b>2.3%</b>

# 2011 Phased-In % CVA Change Multi-Residential Property Class

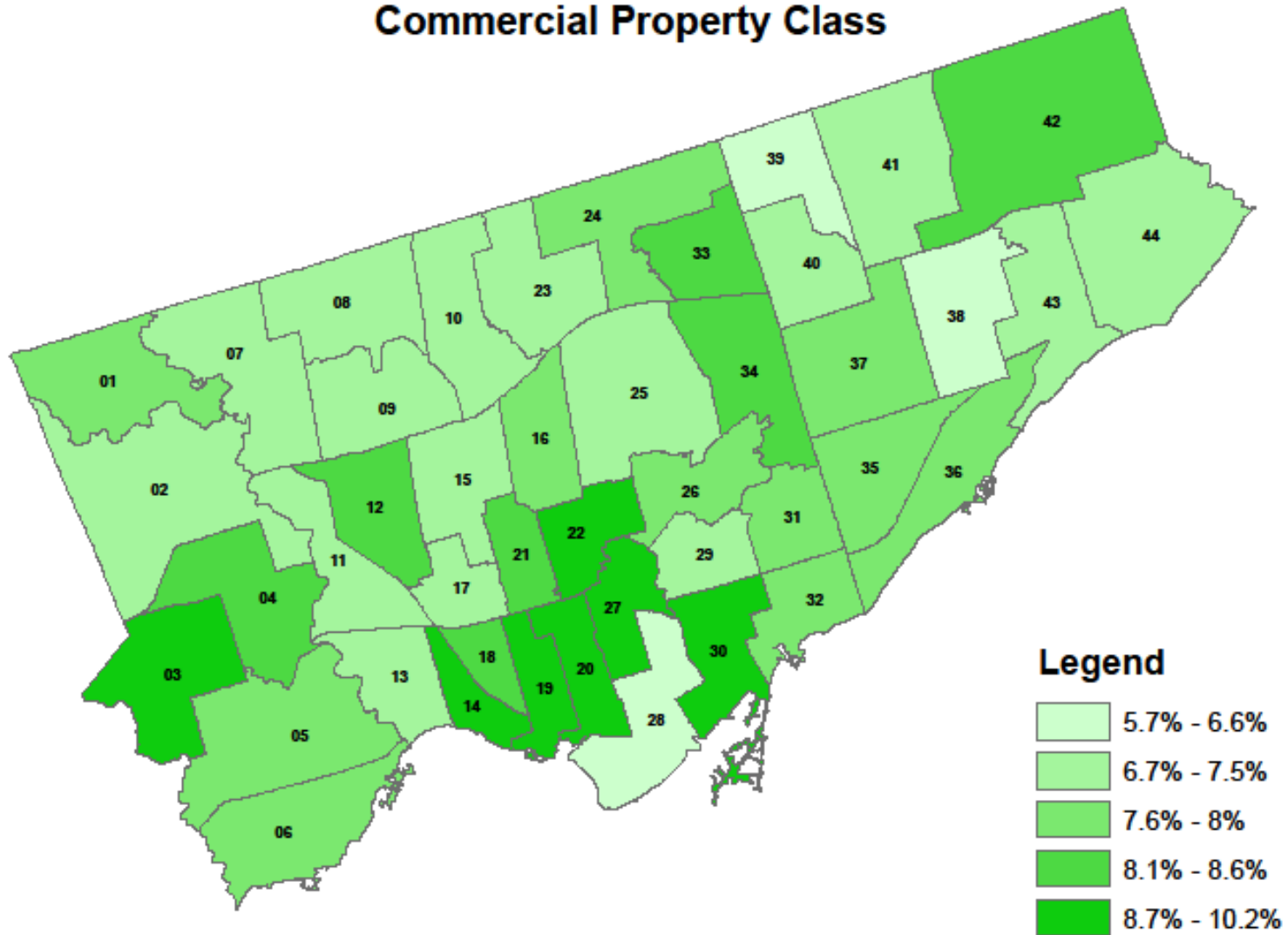


**2011 CVA ASSESSMENT CHANGES - COMMERCIAL CLASS**

**2010 PHASED-IN CVA vs. 2011 PHASED-IN CVA**

<b>Ward</b>	<b>No. of Properties</b>	<b>2012 Full CVA (Jan.01/08 Value)</b>	<b>2010 Phased-In CVA</b>	<b>2011 Phased-In CVA</b>	<b>Percent Change '10 vs '11</b>
01	852	866,749,374	751,171,679	808,960,562	7.7%
02	761	2,433,198,115	2,118,409,616	2,275,803,898	7.4%
03	80	398,540,390	335,824,910	367,182,658	9.3%
04	77	226,992,490	193,856,537	210,424,521	8.5%
05	1,303	3,070,721,963	2,658,780,124	2,864,751,077	7.7%
06	968	905,596,920	781,937,607	843,767,274	7.9%
07	1,124	1,369,492,530	1,205,591,266	1,287,541,922	6.8%
08	1,069	1,514,525,050	1,331,578,347	1,423,051,757	6.9%
09	382	353,844,770	309,350,473	331,597,631	7.2%
10	373	287,211,643	250,712,945	268,962,306	7.3%
11	801	788,503,760	689,919,783	739,211,781	7.1%
12	489	492,464,007	421,745,876	457,104,950	8.4%
13	660	546,981,463	476,816,813	511,899,152	7.4%
14	944	692,832,050	575,636,168	634,234,112	10.2%
15	1,000	2,481,405,280	2,178,583,759	2,329,994,542	6.9%
16	643	1,124,142,710	973,965,467	1,049,054,085	7.7%
17	820	407,452,390	357,880,812	382,666,612	6.9%
18	891	643,896,641	553,670,714	598,783,692	8.1%
19	1,445	1,251,348,852	1,060,656,104	1,156,002,482	9.0%
20	2,794	8,936,282,282	7,579,777,901	8,258,030,169	8.9%
21	469	315,039,840	270,346,536	292,693,186	8.3%
22	920	2,330,710,112	1,970,128,350	2,150,419,273	9.2%
23	698	2,750,226,150	2,415,319,848	2,582,773,013	6.9%
24	301	1,222,616,470	1,056,655,251	1,139,635,877	7.9%
25	333	981,145,150	856,019,924	918,582,555	7.3%
26	491	1,145,082,590	987,587,039	1,066,334,829	8.0%
27	2,032	9,897,585,635	8,364,384,084	9,130,984,872	9.2%
28	1,958	17,048,643,119	15,307,063,563	16,177,853,292	5.7%
29	651	379,458,765	330,234,268	354,846,515	7.5%
30	1,178	1,145,342,550	959,830,189	1,052,586,376	9.7%
31	643	327,482,800	282,466,041	304,974,432	8.0%
32	918	667,039,780	575,997,479	621,518,650	7.9%
33	84	1,267,652,510	1,082,340,716	1,174,996,630	8.6%
34	693	987,787,317	845,222,929	916,505,145	8.4%
35	636	895,922,085	775,520,316	835,721,227	7.8%
36	402	370,678,280	321,841,748	346,260,024	7.6%
37	632	1,377,594,503	1,191,542,697	1,284,568,639	7.8%
38	401	1,471,092,599	1,307,953,266	1,389,522,958	6.2%
39	553	545,171,410	481,960,595	513,566,012	6.6%
40	321	769,864,941	674,701,578	722,283,270	7.1%
41	2,052	1,457,600,433	1,275,129,553	1,366,365,070	7.2%
42	805	1,275,844,630	1,088,674,028	1,182,259,350	8.6%
43	130	180,160,910	157,965,921	169,063,419	7.0%
44	164	327,260,100	285,648,001	306,454,057	7.3%
<b>Total</b>	<b>34,941</b>	<b>77,929,185,359</b>	<b>67,670,400,821</b>	<b>72,799,793,854</b>	<b>7.6%</b>

## 2011 Phased-In % CVA Change Commercial Property Class



**2011 CVA ASSESSMENT CHANGES - INDUSTRIAL CLASS**

**2010 PHASED-IN CVA vs. 2011 PHASED-IN CVA**

<b>Ward</b>	<b>No. of Properties</b>	<b>2012 Full CVA (Jan.01/08 Value)</b>	<b>2010 Phased-In CVA</b>	<b>2011 Phased-In CVA</b>	<b>Percent Change '10 vs '11</b>
01	196	479,286,576	399,751,200	439,518,894	9.9%
02	289	791,801,260	682,622,838	737,212,052	8.0%
03	17	30,138,000	25,958,135	28,048,068	8.1%
04	11	4,319,000	3,809,500	4,064,250	6.7%
05	257	387,805,120	339,942,926	363,874,023	7.0%
06	179	439,380,570	374,605,231	406,992,902	8.6%
07	530	932,593,410	816,869,068	874,731,250	7.1%
08	323	574,462,890	510,991,438	542,727,174	6.2%
09	13	53,978,910	47,412,450	50,695,679	6.9%
10	9	110,467,467	92,880,395	101,673,930	9.5%
11	119	181,579,930	154,763,748	168,171,841	8.7%
12	121	171,297,003	142,321,189	156,809,101	10.2%
13	17	13,216,000	11,612,021	12,414,011	6.9%
14	21	28,678,000	24,459,451	26,568,726	8.6%
15	114	195,640,550	167,619,740	181,630,148	8.4%
16	4	2,570,000	2,384,000	2,477,000	3.9%
17	51	34,477,500	30,044,388	32,260,944	7.4%
18	47	76,621,942	64,122,679	70,372,307	9.7%
19	38	41,243,480	33,644,092	37,443,785	11.3%
20	48	74,197,690	57,156,097	65,676,895	14.9%
21	2	961,000	899,556	930,278	3.4%
22	6	5,642,000	4,618,000	5,130,000	11.1%
23	4	1,583,000	1,385,000	1,484,000	7.1%
24	17	43,007,340	34,940,634	38,973,988	11.5%
25	34	77,081,970	64,235,059	70,658,516	10.0%
26	63	179,617,990	153,158,930	166,388,461	8.6%
27	7	9,946,940	8,614,388	9,280,664	7.7%
28	33	192,541,310	136,687,769	164,614,541	20.4%
29	5	1,816,000	1,672,000	1,744,000	4.3%
30	83	199,331,165	156,200,411	177,765,791	13.8%
31	37	66,705,040	55,647,151	61,176,096	9.9%
32	14	12,494,000	10,510,250	11,502,125	9.4%
33	3	7,463,910	6,532,516	6,998,213	7.1%
34	92	209,499,200	171,666,986	190,583,095	11.0%
35	133	197,578,345	167,912,340	182,745,345	8.8%
36	24	35,729,000	31,103,813	33,416,406	7.4%
37	258	572,494,197	493,482,209	532,988,218	8.0%
38	56	79,918,481	68,027,248	73,972,869	8.7%
39	57	97,170,290	84,081,407	90,625,852	7.8%
40	31	77,696,700	66,890,192	72,293,446	8.1%
41	376	557,505,382	480,677,751	519,091,575	8.0%
42	270	560,537,780	471,765,314	516,151,556	9.4%
43	8	2,757,000	2,393,500	2,575,250	7.6%
44	37	84,998,300	70,032,520	77,515,414	10.7%
<b>Total</b>	<b>4,054</b>	<b>7,897,831,638</b>	<b>6,726,105,530</b>	<b>7,311,968,679</b>	<b>8.7%</b>

## 2011 Phased-In % CVA Change Industrial Property Class

