

**CALGARY  
ASSESSMENT REVIEW BOARD  
DECISION WITH REASONS**

In the matter of the complaint against the Property assessment as provided by the *Municipal Government Act*, Chapter M-26, Section 460(4).

**between:**

***Jorgensen & Gundersen Holdings Ltd., COMPLAINANT***

**and**

***The City Of Calgary, RESPONDENT***

**before:**

***P. Mowbrey, PRESIDING OFFICER***

***K. Farn , MEMBER***

***B. Jerchell , MEMBER***

This is a complaint to the Calgary Assessment Review Board in respect of Property assessment prepared by the Assessor of The City of Calgary and entered in the 2010 Assessment Roll as follows:

**ROLL NUMBER: 034015206**

**LOCATION ADDRESS: 224 40 Avenue NE**

**HEARING NUMBER: 56142**

**ASSESSMENT: \$1,620,000**

This complaint was heard on 30 day of June, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 12.

Appeared on behalf of the Complainant:

- Nils Gundesen  
Emil Jorgensen  
Carston Dalberg

Appeared on behalf of the Respondent:

- Marcus Berzins

**Board's Decision in Respect of Procedural or Jurisdictional Matters:**

There are no Procedural or Jurisdictional Matters.

**Property Description:**

The subject property is a multiple tenant industrial building located in the NE Industrial area, it has a footprint of 10,000 sq ft, a rentable building area of 12,000 sq ft, was built in 1963, has a site area of 0.43 acres with a site coverage ratio of 53.85, and finished area of 28%. The 2010 Assessment is \$1,620,000 or \$135.00 per sq ft.

**Issues:**

1. Is the 2010 Assessment of \$1,620,000 too high considering the decrease in market values?
2. Is the 2010 Assessment of \$1,620,000 too high considering the age and condition of the subject property?

**Complainant's Requested Value:** \$1,530,000

**Board's Decision in Respect of Each Matter or Issue:**

The Complainant presented a letter to the Assessment Review Board, C1, stating the building was built in 1963/64 and that the 2009 Assessment was \$1,530,000, whereas the 2010 Assessment is \$1,620,000 which indicates a 5.88% increase. The Complainant asked how the Assessment could increase with a decrease in market values.

The Respondent presented 6 Equity comparables, R1 P16, in the vicinity of the subject property, which indicated equity values from \$133.00 to \$147.00 per sq ft, and a median equity value of \$138.00 per sq ft. In comparison, the subject property's 2010 Assessment is \$135.00 per sq ft.

The Respondent presented 12 Sales Comparables, R1 P17, in the Greenview/Beaverdam industrial area since January 2007. They have been adjusted to represent market value as of July 01, 2009 and many have been reduced from their original sale price to adjust for the changing market conditions.

The Respondent indicated these sales were presented to the Complainant in person when the Complainant visited the Respondent at the City of Calgary Assessment Department on two occasions. Equity comparable and an in depth explanation of the assessment process for industrial warehouses was also provided.

1. The Board notes there was a lack of evidence provided by the Complainant to support the opinion that there has been a decrease in market values and to what extent it would affect the 2010 Assessment for the subject property.
2. The Board is of the opinion the age and condition of the building is reflected in the 2010 Assessment value of \$1,620,000. The Complainant produced no evidence to suggest any reduced value.

**Board's Decision:**

The Decision of the Board is to confirm the 2010 Assessment of \$1,620,000

**DATED AT THE CITY OF CALGARY THIS 8<sup>th</sup> DAY OF JULY, 2010.**



**P. Mowbrey**

Cc: Owner

*An appeal may be made to the Court of Queen's Bench on a question of law or jurisdiction with respect to a decision of an assessment review board.*

*Any of the following may appeal the decision of an assessment review board:*

- (a) *the complainant;*
- (b) *an assessed person, other than the complainant, who is affected by the decision;*
- (c) *the municipality, if the decision being appealed relates to property that is within the boundaries of that municipality;*
- (d) *the assessor for a municipality referred to in clause (c).*

*An application for leave to appeal must be filed with the Court of Queen's Bench within 30 days after the persons notified of the hearing receive the decision, and notice of the application for leave to appeal must be given to*

- (a) *the assessment review board, and*
- (b) *any other persons as the judge directs.*