

**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:**

***Assessment Advisory Group, COMPLAINANT***

**and**

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

**before:**

***T. Hudson, PRESIDING OFFICER***

***S. Rourke, MEMBER***

***R. Cochrane, 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:

<b>ROLL NUMBER:</b>	<b>175503648 175503622</b>
<b>LOCATION ADDRESS:</b>	<b>250 and 240 Crowfoot Crescent NW</b>
<b>HEARING NUMBER:</b>	<b>58833 and 58835</b>
<b>ASSESSMENT:</b>	<b>\$2,180,000.00 \$1,550,000.00</b>

This complaint was heard on the 20 day of July, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 9.

Appeared on behalf of the Complainant:

- *Mr. Troy Howell*

*Representing the Assessment Advisory Group*

Appeared on behalf of the Respondent:

- *Ms. Shelly Turner*

*Representing the City of Calgary*

**Property Description:**

The subject properties are located on the same site at #250 and #240 Crowfoot Crescent NW adjacent to the Crowfoot Centre Power Centre. The property at #250 includes three (3) CRU premises, and the property at #240 includes one CRU premise on a pad. The aggregate assessed rental rate for the property at #250 is \$21 psf with a total net rentable area of 8,221 sq ft. The assessed rental rate for the property at #240 is \$26 psf with total net rentable area of 4,658 sq ft.

**Issues / Grounds for Complaint:**

The Complainant suggests that the assessed rental rates and capitalization rate produce assessments using the income approach which exceed market value and are inequitable when compared to similar properties: The Complainant requests that the aggregate rent rate for the property at #250 should be reduced to \$17 psf. and the capitalization rate increased from 7.5% to 8.25% which would produce a reduced assessment of \$1,650,000.00. The request at #240 is to reduce the rent rate to \$17 and increase the capitalization rate from 7.5% to 8.25% producing a reduced assessment of \$920,000.00. All of the other factors in the income approach to value are not in dispute.

**Board Findings on the Issues:**

The comparables submitted by the Complainant in support of the requests for a reduction in rental rate and an increase in capitalization rate are taken from strip shopping centres. The subject properties are adjacent to a major power centre (i.e. Crowfoot Centre) and market evidence shows that the rental rates and capitalization rates are not comparable to similar spaces in strip centres. The properties are assessed on a mass appraisal basis and therefore using site specific rental rates for the subject properties would produce inequitable assessments when compared to similar spaces in or adjacent to power centres.

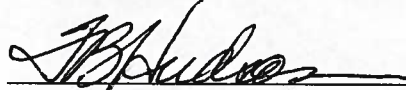
**Board's Decision:**

The assessments of the subject properties at #250 and #240 Crowfoot Crescent NW are confirmed at \$2,180,000.00 and \$1,550,000.00 respectively.

**Reasons:**

The requests for reductions in the assessments are based on reduced rental rates and increased capitalization rates for the subject properties that do not reflect typical rates for retail spaces located in or adjacent to power centres in the City of Calgary.

DATED AT THE CITY OF CALGARY THIS 5<sup>th</sup> DAY OF August 2010.



**T. Hudson**  
**Presiding Officer**

TH/ms

*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.*