

**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-26.1, Section 460(4).

**between:**

***Altus Group Ltd., COMPLAINANT***

**and**

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

**before:**

***T. Helgeson, PRESIDING OFFICER***

***J. Massey, MEMBER***

***J. Mathias, MEMBER***

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

**ROLL NUMBER: 116028705**

**LOCATION ADDRESS: 7140 40<sup>th</sup> Street S.E.**

**HEARING NUMBER: 59998**

**ASSESSMENT: \$20,790,000**

This complaint was heard on the 3<sup>rd</sup> day of August, 2010 at the office of the Assessment Review Board located at 4<sup>th</sup> Floor, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 5.

Appeared on behalf of the Complainant:

- *Josh Weber*

Appeared on behalf of the Respondent:

- *Don Kozak and Aram Mohtadi*

**Property Description:**

The subject property is a single-tenant industrial warehouse, constructed in 1978, situated on 13.83 acre site in the Foothills Industrial area of southeast Calgary. The subject property has a rentable area of 346,545 square feet, and has been assessed at \$60 per square foot, for a total assessment of \$20,792,700, rounded to \$20,790,000.

**Issues:**

Is the assessment of the subject property correct and fair and equitable compared to similar properties, taking into account the low site coverage, i.e., 54%?


**Complainant's Requested Value:**

With reference to similar properties with smaller rentable areas, whose assessments the Board has reduced to \$73 per square foot, an assessment of \$60 per square foot for the subject property is not unreasonable.

**Board's Decision:**

The Board found the assessment of the subject property to be fair and equitable, and confirmed the assessment at \$20,790,000.

DATED AT THE CITY OF CALGARY THIS 3 DAY OF SEPTEMBER 2010.



for **T. Helgeson**  
**Presiding Officer**

*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.*