

**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: 098008709**

**LOCATION ADDRESS: 2807 57<sup>th</sup> Avenue S.E.**

**HEARING NUMBER: 59743**

**ASSESSMENT: \$7,750,000**

This complaint was heard on the 3<sup>rd</sup> day of August, 2010 at the office of the Assessment Review Board located at Floor Number 4, 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, with a net rentable area of 108,800 square feet. Constructed in 1976, the subject property is situated on a 5.41 acre site in the Foothills Industrial area of southeast Calgary. The subject property has been valued at \$71 per square foot, for an assessment of \$7,750,000.

**Issues:**

Is the assessment of the subject property fair and equitable compared to other, similar properties?


**Complainant's Requested Value:**

The Complainant submitted that, after a thorough review of comparable properties, and after taking all of the circumstances into account, there was insufficient evidence to establish that \$71 per square foot was not appropriate for the subject property.

**Board's Decision:**

The Board noted the submissions and evidence of the Complainant, and found that the Complainant's equity comparables supported a rate of \$71 per square foot. Further, a sale of the subject property in 2007 at a value of \$75 per square foot supported the assessment. Accordingly, the Board confirmed the assessment of the subject property at \$7,750,000.

DATED AT THE CITY OF CALGARY THIS 2 DAY OF SEPTEMBER 2010.



 **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.*