

REVISED

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:

Altus Group Limited, COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

F. W. Wesseling, PRESIDING OFFICER
K. Coolidge, MEMBER
R. Deshaine, MEMBER

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

ROLL NUMBER:	054004304
LOCATION ADDRESS:	1055-26 Street NE
HEARING NUMBER:	59957
ASSESSMENT:	\$3,600,000.00

This complaint was heard on 30 day of August, 2010 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 8.

Appeared on behalf of the Complainant:

- *D. Chabot*

Appeared on behalf of the Respondent:

- *J.Lepine*

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

N/A

Property Description: The property is located in the Meridian industrial area. The parcel contains 2.06 acres and has a multi bay warehouse comprising of 37,215 square feet. The warehouse was constructed in 1982. The assessment averages at \$96.00 per square foot. The property is classified Industrial General (I-G) district in the City of Calgary Land Use Bylaw

Issues: Pursuant to Section 460 of the *Municipal Government Act* and *Assessment Complaints and Appeals Regulation*, AR 310/2009, Schedule 1, the Complainant has identified the following issues for adjudication by the Board:

1. Is the assessed value reflective of the property's market value?

Complainant's Requested Value: \$3,090,000.00

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

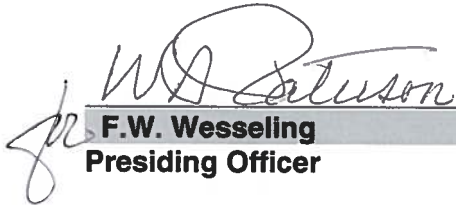
Complainant's position: The Board was presented with 7 equity comparables from 2010. These properties have a median square foot assessment of \$91.00. Corrections were provided for comparable property roll #054014204. These properties were all located in NE Calgary. In addition an income calculation was provided which provide a square foot value of \$83.00. Supporting lease comparables were presented to the Board for consideration.

Respondent's position: In its brief, the City provided 15 2010 equity comparables as well as six industrial sales comparables. The sales comparables dated from 2006-2008 and were all located in the North East. The equity comparison showed an average per square foot's rate of \$96.00 while the industrial sales comparables showed a median of \$99.00 per square foot. The City acknowledged that the complainant's position had some merit as the subject site has a lower site coverage.

Board's Decision: Upon reviewing the verbal and written evidence provided by the parties, the Board considers that the Complainant's position had merit and reduced the assessment to \$3,380,000.00.

Reasons: The Board found that both parties brought forward for consideration good information however determined that the Complainant's information to be more compelling particularly in terms of the subject property having lower site coverage and a higher finish. The Board utilized a rate of \$91.00 per square foot to determine the assessment.

DATED AT THE CITY OF CALGARY THIS 15 DAY OF September 2010.


F.W. Wesseling
Presiding Officer

The Board was presented with the following submissions:

Complainant: C1 Evidence Submission of the Complainant to the Assessment Review Board prepared by Altus Group Limited.

Respondent: R1 Assessment Brief prepared by City of Calgary Assessment Business Unit.

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.*