

**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 Ltd., COMPLAINANT***

**and**

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

**before:**

***B. Horrocks, PRESIDING OFFICER***

***S. Rourke, MEMBER***

***R. Roy, 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:

<b>ROLL NUMBER:</b>	<b>201116993</b>
<b>LOCATION ADDRESS:</b>	<b>7310 108 AV SE</b>
<b>HEARING NUMBER:</b>	<b>56458</b>
<b>ASSESSMENT:</b>	<b>\$26,260,000</b>

This complaint was heard on the 8th day of September, 2010 at the office of the Assessment Review Board located at Floor Number 4,1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 2

Appeared on behalf of the Complainant:

- Mr. J. Weber (Altus Group Ltd.)

Appeared on behalf of the Respondent:

- Mr. J. Lepine

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

None. The merit hearing proceeded.

**Property Description:**

The subject property is 25.07 acre site located in the East Shepard industrial community in SE Calgary. The site contains a 226,126 sq. ft. single tenant warehouse resulting in a site coverage of 20.71 %. The building was constructed in 2008. The site contains 7.77 acres of extra land valued at approximately \$3,080,000.

**Issues:**

The "Assessment Review Board Complaint" form contained 10 Grounds for appeal. At the outset of the hearing the complainant advised that the only outstanding issue was "sales of similar properties support a reduction in assessed value."

**Complainant's Requested Value:** \$19,370,000.

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

**Issue – Market Value**

The complainant submitted evidence package labelled C-1.

The respondent submitted evidence package labelled R-1.

The complainant referred to Page 13 of R-1 which contained 4 Industrial Sales Comparables with Time Adjusted Sales Prices (TASP) of \$89 to \$135 / sq. ft. He noted the most comparable sales were for \$89 and \$93 /sq. ft. respectively and suggested that a more appropriate value for the subject would be \$95 / sq. ft. for the portion of the site occupied by the building plus the value of the extra land (\$3,080,000).

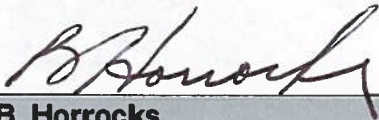
The respondent requested a Board Decision.

The Board finds the appropriate rate for the "building occupied" land to be \$95 / sq. ft. resulting in a market value of \$21,481,970 which when added to the "extra land" value of \$3,080,000 results in a market value of \$24,560,000.

**Board's Decision:**

The 2010 assessment is reduced to \$24,560,000.

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



**B. Horrocks**  
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.*