

**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:**

***COMPLAINANT, Canadian Valuation Group Ltd.***

**and**

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

**before:**

***R. Irwin PRESIDING OFFICER***

***H. Ang, MEMBER***

***D Julien, 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:

**ROLL NUMBER: 117 009 704**

**LOCATION ADDRESS: 5380 – 72 Ave. S.E. Calgary, Alberta**

**HEARING NUMBER: 57230**

**ASSESSMENT: \$5,530,000**

This complaint was heard on 7 day of September, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 10..

Appeared on behalf of the Complainant:

- D. Sheridan, Linnell Taylor representing CVG Valuation Ltd.

Appeared on behalf of the Respondent:

- J. Greer, *Assessor City of Calgary*

**Preliminary Matters:**

None. The merit hearing proceeded.

**Property Description:**

The subject property is a 33,360 sq.ft. light industrial office warehouse located at 5380 – 72 Ave S.E. Calgary, Alberta in the Great Plains Industrial District. The land area is 3.76 acres and the building was constructed in 2000. The property is assessed at \$5,530,000

**Issues:**

Rental rate

**Complainant's Requested Value:**

The complaint form stated \$4,320,000 and this amount was revised to \$3,400,000 in evidence at the hearing.

**Board's Findings:**

The Complainant presented a list of sales comparables that were located in the Foothills Industrial area. The Complainant noted those were the comparables selected as there were only 2 sales in Great Plains.

The Respondent emphasized that the subject property was actually located in the newer industrial area of Great Plains and that the subject had a building that was built in 2000 and noted the complainants' comparables ranged from Y.O.C. of 1976 to 1980.

The Complainant presented arguments of both direct sales comparisons and income approach to value. The Respondent countered with evidence that using the income method would result in a comparable ASR of 1.08 which is outside of the acceptable range of Provincial comparable ASR guidelines of .95 to 1.05.

The Respondent's evidence included a list of comparable sales (median \$171.00/sq ft) that supported the assessed value.

**Board's Decision:**

The Board considered all the evidence and argument presented in reaching their decision.

The assessment is confirmed at \$5,530,000

DATED AT THE CITY OF CALGARY THIS 14<sup>th</sup> DAY OF OCTOBER 2010.



**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.*