

**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:

CVG Canadian Valuation group Ltd., COMPLAINANT

And

The City Of Calgary, RESPONDENT

Before:

***D. Sanduga , PRESIDING OFFICER
I. Zacharopoulos, MEMBER
A. Wong, 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: 067184507

LOCATION ADDRESS: 725 – 15 AV SW

HEARING NUMBER: 57220

ASSESSMENT: \$5,010,000

This complaint was heard on 18th day of October, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 11.

Appeared on behalf of the Complainant:

- *D. Sheridan*

Appeared on behalf of the Respondent:

- *J. Togood*

Property Description:

The subject property is located at 725 – 15 AV SW Calgary. Known in the marketplace as Queenswood House , this 8 storey apartment building contains 32 units constructed in 1967.

Issues:

The assessment amount for 2010 is incorrect as it is greater than the July 1, 2009 market value of this property and is inequitable in relation to the 2010 assessments of similar properties.

The Potential Gross Rent estimated by the city is greater than the typical or market rent, as well as the actual rent for this property as of July 1, 2009. An analysis of this information indicates at least 10 % lower income should be applied to this building for 2010 assessment purpose.

The vacancy rate estimated by the city is lower than the actual vacancy rate for this property. An analysis of vacancy statistics and actual vacancies in similar buildings indicates a vacancy rate of at least 10% should be applied for the 2010 assessment purpose.

The Gross Income Multiplier estimated by the city for 2010 assessment is higher than the multipliers derived from sale of similar properties.

Complainant's Requested Value: \$4,240,000

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

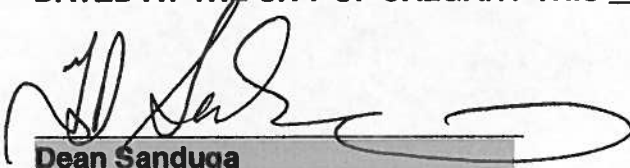
The rent roll submitted by the Complainant shows inconsistencies between "recurring" and "market" rent, the Complainant was unable to explain in that market is constant while recurring varies. The Board further noted that the rental income for 1 bedroom suites range from \$850 to \$1,095 per month and for 2 bedroom suites range from \$950 to \$1,380 per month , whereas the subject rental assessment is \$975 for 1 bedroom suites and \$1,250 for 2 bedroom suites .

The vacancy rate of 10% is not supported by the market 3rd party data. Complainant's rent roll for one single month is not persuasive.

Board's Decision:

The decision of the Board is to confirm the 2010 assessment at \$5,010,000

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



Dean Sanduga
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.*