

**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:**

**J. Noonan, *PRESIDING OFFICER***

**J. O'Hearn, *MEMBER***

**K. Coolidge, *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:

<b>ROLL NUMBER:</b>	<b>032033003</b>
<b>LOCATION ADDRESS:</b>	<b>2220 32 Ave NE</b>
<b>HEARING NUMBER:</b>	<b>59633</b>
<b>ASSESSMENT:</b>	<b>\$5,250,000</b>

This complaint was heard on the 19<sup>th</sup> day of October, 2010 at the office of the Assessment Review Board located at the 4<sup>th</sup> Floor, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 2.

Appeared on behalf of the Complainant:

- D. Chabot, Sr. Tax Advisor - Altus Group Ltd.

Appeared on behalf of the Respondent:

- S. Powell, A. Doborski, Assessors - *The City of Calgary*

**Property Description:**

The subject is located at 2220 32 Ave NE, Calgary. It is a 64,000 sq. ft. multi-tenanted warehouse with 50% office finish built in 1976 on 3.21 acres in the North Airways district. The assessed value is \$5,250,000 or \$82 per sq. ft. determined by the direct sales comparison approach.

**Issue:**

From a lengthy list of grounds for complaint identified on the complaint form, evidence and argument at the hearing addressed the following:

Do the sale and equity comparables justify a decrease to the assessment?

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

The Complainant presented 3 equity comparables of which 1 was shown to be irrelevant, and 1 sale of a very similar property in support of a requested assessment of \$4,860,000 or \$76 per sq. ft.

The Respondent presented 7 equity comparables with assessments ranging from \$82 - \$85 per sq. ft. and 6 sales comps including that used by the Complainant.

The parties agreed the best evidence was the sale of a highly similar property at 1411 33 St NE. The Composite Assessment Review Board (CARB) concurs. The time-adjusted sale price was \$77.24 per sq.ft. and the Board saw an average of \$76.64 for the two good equity comparables from the Complainant. The CARB finds a value of \$77 per sq. ft. as both fair and equitable.

**Board Decisions on the Issues:**

The Board reduces the assessment to \$4,920,000.

DATED AT THE CITY OF CALGARY THIS 28 DAY OF OCTOBER 2010.

  
for **J. Noonan**  
**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.*