

**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>201202637</b>
<b>LOCATION ADDRESS:</b>	<b>6424 36 St NE</b>
<b>HEARING NUMBER:</b>	<b>59783</b>
<b>ASSESSMENT:</b>	<b>\$4,030,000</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 6424 36 St NE, Calgary. It is an IB zoned 2.38 acre parcel with an improvement under construction. The land is valued at \$2.38 million, the improvement at 30% of permit value, for a total assessed value of \$4,030,000 prepared by the cost approach.

**Issue:**

Should the land rate be reduced from \$1,000,000 per acre to \$800,000 per acre?

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

The parties agreed there was a lack of IB zoned sales comparables in the NE sector. The Complainant showed the only sale available at 2021A 100 Ave NE which sold for \$862,000 per acre, and 6 sales from the NW with a median of \$762,000 per acre. However, it was pointed out the NW sales occurred with no roads yet in place.

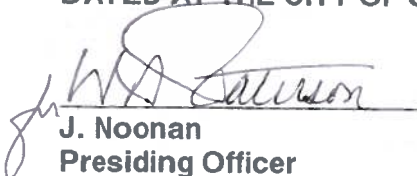
Of the sales presented, the Board found the 100 Ave NE was likely an inferior property due to location, and an IC sale on Sunridge Blvd. superior to the subject. These sales bracketed the \$1,000,000 assessed value of the subject.

The Board found insufficient compelling evidence to warrant a change to the assessment.

**Board Decisions on the Issues:**

The Board confirms the assessment of \$4,030,000.

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

  
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.*