

**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:

Assessment Advisory Group Ltd., *COMPLAINANT*

and

The City Of Calgary, RESPONDENT

before:

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

P. Charuk, ***MEMBER***

R. Glenn, ***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:	200200525
LOCATION ADDRESS:	2904 11 St SE
HEARING NUMBER:	58663
ASSESSMENT:	\$3,100,000

This complaint was heard on the 1st day of November, 2010 at the office of the Assessment Review Board located at the 4th Floor, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 2.

Appeared on behalf of the Complainant:

- T. Howell, Commercial Property Tax Agent – Assessment Advisory Group Ltd.

Appeared on behalf of the Respondent:

- T. Luchak, Assessor - *The City of Calgary*

Property Description:

The subject is located at 2904 11 St SE, Calgary. It is an improved industrial property with 2 buildings on site, one of 13,433 sq.ft. and the second at 2100 sq.ft. net rentable area built in 1973 and 1984 on 1.49 acres in the Highfield Industrial area. Site coverage is 24.3%. The assessed value is \$3,100,000.

Issue:

Do the sales comparables show the subject to be assessed at greater than market value?

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

The Complainant submitted 4 sales comparables and made adjustments to each where applicable for date of sale, building size, coverage and year of construction to determine an adjusted sale price per sq.ft. The average of \$138 was then applied to the subject in support of the requested \$2.14 million assessment.

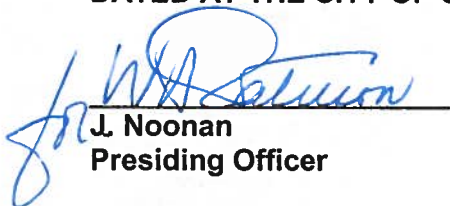
The Respondent presented equity comparables in support of the assessed values for each of the two structures and 5 sales comparables.

The Composite Assessment Review Board found the subject's assessment of \$199 per sq.ft. supported by the Respondent's comparables. The best evidence was the sale at 926 46 Ave SE of a property larger by ¼ acre, smaller in improvement by some 3500 sq.ft., which transacted at a time-adjusted price of \$3,013,193 as compared to the subject assessment of \$3.1 million.

Board Decisions on the Issues:

The Board confirms the assessment of \$3,100,000.

DATED AT THE CITY OF CALGARY THIS 10 DAY OF November 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.*