

**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:**

***Assessment Advisory Group, COMPLAINANT***

**and**

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

**before:**

***R. Mowbrey, 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: 080197304**

**LOCATION ADDRESS: 2420 14 ST SW**

**HEARING NUMBER: 58338**

**ASSESSMENT: \$1,960,000**

This complaint was heard on the 4<sup>th</sup> day of November, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 8.

Appeared on behalf of the Complainant:

- T. Howell Agent

Appeared on behalf of the Respondent:

- A. Cornick Assessor

**Board's Decision in Respect of Procedural or Jurisdictional Matters:**

Upon questioning by the Presiding Officer, the parties present indicated they had no objection to the composition of the Board.

In addition, the Board could not see any circumstances that might raise an apprehension of bias.

**Property Description:**

The subject property is a 14 suite low-rise apartment building. The subject property is 3 stories and was constructed in 1975. The assessment is for \$1,960,000.

**Issues:**

What is the market value of the subject property?

**Complainant's Requested Value:**

The Complainant's requested value is \$1,880,000.

**Board's Decision in Respect of each Matter or Issue:**

What is the market value of the subject property?

The Complainant provided three sales comparables to the Board, indicating the average gross income multiplier was 12.86. When utilizing the GIM of 12.86 with the effective gross income of \$146,748, produces a value of \$1,887,175. (Exhibit C-1 page 7).

The Respondent advised the Board the multi-residential improved inventory is valued using the income approach.

The Respondent advised the Board that the Complainant's third sale (2117 16<sup>th</sup> Street SW) is an estate sale. The transaction involves the settling of an estate in which Royal Trust Corporation of Canada was the personal representative of the deceased. (Exhibit R-1 page 22). The Respondent advised the Board the estate sale was atypical and not representative of market value. The estate

sale had a gross income multiplier of 9.71, which could be considered an outlier.

When the third sale is not factored in, the other two sales have an average of 14.44 gross income multiplier. The remaining two sales support the typical GIM of 13.50.

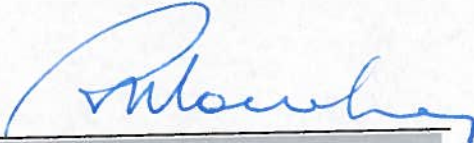
The Respondent further noted the requested revision of the assessment by the Complainant was about 4%, which is within the range of values on mass appraisal methodology. (0.95% to 1.05%).

The Board was persuaded by the two remaining sales put forth by the Complainant after removing the third sale, which is considered an outlier. The two remaining sales support the assessment.

**Board's Decision:**

The decision of the Board is to confirm the 2010 assessment of \$1,960,000.

DATED AT THE CITY OF CALGARY THIS 10<sup>th</sup> DAY OF NOVEMBER 2010.



**R. Mowbrey**  
**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.*

**Exhibits:**

*C-1 Complainant's evidence (15 pages).*

*R-1 Respondent's evidence (28 pages).*