

**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, Revised Statutes of Alberta 2000 (the Act).

**between:**

***721199 Alberta Inc (as represented by Assessment Advisory Group Inc), COMPLAINANT***

**and**

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

**before:**

***B. Horrocks, PRESIDING OFFICER  
S. Rourke, MEMBER  
J. Rankin, MEMBER***

This is a complaint to the Calgary Assessment Review Board in respect of a property assessment prepared by the Assessor of The City of Calgary and entered in the 2012 Assessment Roll as follows:

<b>ROLL NUMBER:</b>	<b>091027508</b>
<b>LOCATION ADDRESS:</b>	<b>4507 12 ST SE</b>
<b>HEARING NUMBER:</b>	<b>67301</b>
<b>ASSESSMENT:</b>	<b>\$2,380,000</b>

This complaint was heard on the 3rd day of July, 2012 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 9.

Appeared on behalf of the Complainant:

- Mr. S. Cobb (Assessment Advisory Group Inc)
- Mr. T. Youn (Assessment Advisory Group Inc)

Appeared on behalf of the Respondent:

- Mr. J. Greer (City of Calgary)

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

[1] There were no concerns with the panel as constituted.

[2] There were no preliminary matters. The merit hearing proceeded.

**Property Description:**

[3] The subject property is a 2.68 acre parcel located in the Highfield Industrial Park in SE Calgary. The site is improved with a 12,378 square foot (SF) multi-bay warehouse that was constructed in 1998. The Finish is 42%, the Site Coverage is 10.59% and the Assessable Building Area is 10,290 SF. The subject is assessed at the rate of \$257.39/SF utilizing the Sales Comparison approach to value. The subject has substantial slopes on the south and east sides of the property, and as a result, the assessment is reduced by 10% for topography.

**Issues:**

[4] The Assessment Review Board Complaint Form contained 1 Ground for Complaint, namely; "The assessed value is not reflective of the property's market value".

**Complainant's Requested Value:** \$2,000,000 (Complaint Form)  
\$1,670,000 (Hearing)

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

**Issue** What is the market value of the subject, for assessment purposes?

[5] The Complainant's Disclosure is labelled C-1.

[6] The Complainant, at page 3, provided an untitled table which contained details of 5 purported comparables with similarly low site coverage ratios. The Sale Values ranged from \$2,750,000 to \$4,240,000. The assessment rate per square foot for those properties ranged from \$181 to \$282. The Complainant submitted the best sale comparable is the property located at 5420 53 AVE SE which is assessed at a rate of \$254/SF.

[7] The Complainant identified the closest comparable as the property located at 5502 56 AVE SE which is assessed at a rate of \$181/SF and argued the subject should be assessed at the same rate as the closest comparable and have a further reduction of 10% for topography (as supported by a 2005 memo on page 15 regarding a 25% reduction for topography), resulting in a market value of \$1,676,241.

[8] The Respondent's Disclosure is labelled R-1.

[9] The Respondent, at page 13, provided a table titled 2012 Industrial Sales Chart (All Highfield sales below 15,000 sf) which contained 5 sales with time adjusted sale prices per square foot (TASP/SF) ranging from \$117.51 to \$279.60, noting the subject is assessed at the rate of \$231.65/SF after the 10% negative adjustment for topography. The sales occurred in 2009 and 2010.

[10] The Respondent, at page 16, provided a table titled 2012 Industrial Equity Chart, which contained 7 equity comparables with assessment rates ranging from \$176.43 to \$273.05/SF, noting the subject is assessed at the rate of \$231.65/SF. The comparables were all similar in age and all in the central region. The Respondent submitted the best comparable is the property located at 5025 13 ST SE and it is assessed at the rate of \$273.05/SF. The Respondent also provided a topographical map showing no more than 10% is impacted by steep topography.

[11] The Board finds the Sales comparables from the Complainant, in particular, the "most comparable" located at 5420 53 AV SE (assessed at \$254/SF) support the subject assessment. In addition, there is insufficient market evidence from the Complainant to demonstrate that the assessment should be changed or further variance for topography should be provided.

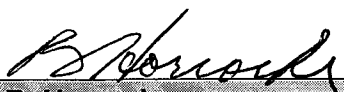
**Board's Decision:**

[12] The 2012 assessment is confirmed at \$2,380,000.

**Reasons:**

[13] There is insufficient market evidence from the Complainant to support a change in the assessment.

DATED AT THE CITY OF CALGARY THIS 2 DAY OF August 2012.

  
B. Horrocks  
Presiding Officer

**APPENDIX "A"****DOCUMENTS PRESENTED AT THE HEARING  
AND CONSIDERED BY THE BOARD:**

<b>NO.</b>	<b>ITEM</b>
1. C1	Complainant Disclosure
2. R1	Respondent Disclosure

*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.*

**For Administrative Use**

<b>Subject</b>	<b>Property type</b>	<b>Property Sub-type</b>	<b>Issue</b>	<b>Sub-issue</b>
CARB	Warehouse	Multi-bay	Sales Approach	Market Value