

**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:

Vantage Equities Corporation, Rowanwood Properties Limited(as represented by Linnel Taylor Assessment Strategies), COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

***T. Hudson, PRESIDING OFFICER
D. Cochrane, 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 2011 Assessment Roll as follows:

ROLL NUMBER: 091035600

LOCATION ADDRESS: 4220 Blackfoot TR SE

HEARING NUMBER: 60935

ASSESSMENT: \$7,450,000

This complaint was heard on the 21st day of July, 2011 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 3.

Appeared on behalf of the Complainant:

- *J. Mayer*

Appeared on behalf of the Respondent:

- *J. Greer*

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

There were no procedural or jurisdictional matters raised by the parties.

Property Description:

The subject property is a 5.7 acre industrial parcel developed with 89,408 square feet of assessable multi tenant (IWM), warehouse space. Site coverage is at 34.30%. The warehouse was constructed in 1955, and has 46% office finish. The property is located in the Central industrial area and is assessed based on the direct sales comparison approach at \$7,450,000 (rounded) or \$83.36 per square foot (psf).

Issues:

The Complainant identified the inequity of the current assessment amount of the subject property in comparison to the assessments of similar properties as the issue.

Complainant's Requested Value: \$6,437,000(rounded) or \$72psf.

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

The Board finds that the current assessment amount is equitable in comparison to similar properties.

The complainant submitted the assessments of four comparable properties in support of the requested reduction based on equity.

The Respondent submitted the assessments of seven comparable properties in support of the current assessment.

Two of the comparables are common to both submissions. There was no objection to any of the comparable properties being included in the analysis, although the assessed areas of two of the Complainants properties were corrected based on the 2011 Assessment Explanation Supplement published by the Respondent.

When the combined total of nine assessments are considered together the median value is \$86 psf.

Based on the evidence of both parties there is no compelling reason to reduce the assessment.

Board's Decision: The assessment is confirmed at \$7,450,000.

DATED AT THE CITY OF CALGARY THIS 19th DAY OF August 2011.

A handwritten signature in black ink, appearing to read 'T. B. Hudson', written over a horizontal line.

T. B. Hudson
Presiding Officer

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

NO.	ITEM
1. C1	Complainant Disclosure
2. C2	Complainant Rebuttal
3. 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.*