

**Revised
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

***Univar Canada Ltd.
(as represented by Colliers International Realty Advisor), COMPLAINANT***

and

The City Of Calgary, RESPONDENT

before

***Lana Yakimchuk, PRESIDING OFFICER
Ian Fraser, MEMBER
Peter Charuk, 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:	116013608
LOCATION ADDRESS:	4220 – 78 Ave. SE
HEARING NUMBER:	61340
ASSESSMENT:	\$5,910,000

This complaint was heard on August 18, 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:

- *Mr. David Porteous, Colliers International Realty Advisors*

Appeared on behalf of the Respondent:

- *Mr. Ian Baigent, City of Calgary Assessment Business Unit*

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

There were no procedural or jurisdictional matters.

Property Description:

The property is described on the assessment roll as a 58,538 square foot IWS building on 4.62 acres of land in Foothills. The building was completed in 1981 and has a 14% finish. It is assessed at \$5,915,369 or \$101.05 per square foot.

Issues:

The Matter for Complaint was the assessment is too high. The issues are market value and equity.

Complainant's Requested Value: \$4,970,000 or \$85 per square foot.

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

Mr. Porteous, on behalf of the Complainant, presented a table of sales of properties selected by size of the building (C-1, p. 26). The comparable properties were of a similar age to the subject property and had site coverage similar to or higher than the site property. The average unadjusted sale value was \$93.34 and the average assessed value was \$93.21 per square foot.

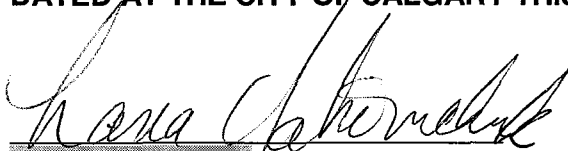
Mr. Baigent, on behalf of the Respondent, provided equity comparables (R-1, p.16) and sales comparables (R-1, p.17) which supported the assessment. He stated that the Complainant's sales chart would require some upward adjustment, which would move the sale prices per square foot up to the assessment value of the subject property.

The Board was convinced that the sale comparables presented by the Complainant were not reflective of the subject property. Adjusted to reflect the characteristics of the subject, they would show the assessment value is correct. The Complainant, Colliers International Realty Advisors, did not adequately support their request for reduction in assessment.

Board's Decision:

The assessment is confirmed at \$5,910,000.

DATED AT THE CITY OF CALGARY THIS 6 DAY OF September 2011.



Lana Yakimchuk
Presiding Officer

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

NO.	ITEM
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.*