

**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**

***Serracan Alberta 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:

<b>ROLL NUMBER:</b>	<b>116025610</b>
<b>LOCATION ADDRESS:</b>	<b>4919 – 72 Ave. SE</b>
<b>HEARING NUMBER:</b>	<b>63177</b>
<b>ASSESSMENT:</b>	<b>\$3,380,000</b>

This complaint was heard on August 19, 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 27,219 square foot IWS building in Foothills on 2.38 acres of land for site coverage of 26.24%. The building was completed in 1985 and has a 35% finish rating. It is assessed at \$3,384,573 or \$124.35 per square foot.

**Issues:**

The Matter for Complaint was the assessment is too high. The issue is market value.

**Complainant's Requested Value:** \$2,850,000 or \$105 per square foot.

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

Mr. Porteous, on behalf of the Complainant, presented a list of five Foothills sales (C-1, p.25) with comparable properties completed between 1972 and 1983 (subject: 1985). Site coverage ranged from 32.78% to 44.92%. The Complainant suggested that Roll No. 098014293, at 27,897 square feet and 31% finish was the best comparable on the list.

Mr. Baigent, on behalf of the Respondent, presented a list of five sales (R-1, p.18) of five comparable properties, all from Foothills. These properties were completed between 1976 and 1992. Site coverage ranged from 15.37% to 46.89%. Building sizes ranged from 20,000 square feet to 35,000 square feet.

Mr. Baigent suggested that Mr. Porteous' recommendation for best comparable had not been adjusted for site coverage. The extra land around the subject property increases its value. A table of comparable sales of similar properties with varied site coverages was presented to support this argument. If the sale value of 098014293 were adjusted for the extra land, the assessed value would be similar to the value for the subject property.

The Board found that the Complainant's representative, Colliers International Realty Advisors, presented comparable sales of properties that were somewhat older than the subject. Further, the Complainant did not offer to adjust the values for any variances, particularly the extra land

value. The Respondent was able to find comparable sales with more similar qualities to the subject, from the same source that the Complainant had used. These sales confirmed the assessed value for the subject property.

The Board finds that the Complainant failed to support the argument for reduction of assessment.

**Board's Decision:**

The assessment is confirmed at \$3,380,000.

DATED AT THE CITY OF CALGARY THIS 7 DAY OF September 2011.



**Lana Yakimchuk**  
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.*