

**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:

Grand and Toy Ltd. (as represented by Altus Group Ltd.), COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

L. Wood, PRESIDING OFFICER

R. Deschaine, MEMBER

K. Farn, 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:	200693448
LOCATION ADDRESS:	37 AERO DR NE
HEARING NUMBER:	63438
ASSESSMENT:	\$10,550,000

This complaint was heard on 24 day of October, 2011 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 10.

Appeared on behalf of the Complainant:

- *Ms. D. Chabot* *Agent, Altus Group Ltd.*

Appeared on behalf of the Respondent:

- *Mr. K. Buckry* *Assessor, City of Calgary*

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

The subject property is a single tenant industrial warehouse located at the Calgary International Airport. It is owner occupied (Grand and Toy Ltd.). The warehouse is comprised of 119,278 sq. ft., constructed in 2005, and is situated on 13.39 acres of land. It has 18% office finish. The site coverage ratio is 20.4%.

The subject property was assessed based on the Income Approach to value.

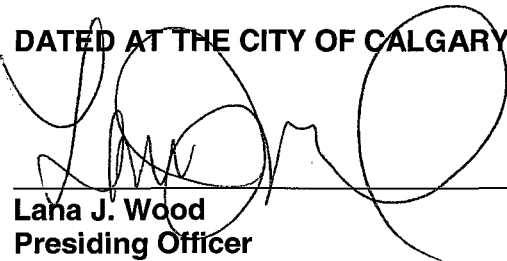
During the course of the hearing, the Respondent submitted an adjustment was required to the assessed rental rate of \$7.50 psf. The median of the lease comparables used in deriving the assessed rental rate was \$6.50 psf. However, the lease comparables have a significantly smaller percentage of office finish (0% - 3%) than the subject property (18%) (Exhibit R1 page 18). The Respondent submitted a \$7.00 psf assessed rental rate would be appropriate as it would reflect the premium office finish component in the subject property.

The Board finds the \$7.00 psf assessed rental rate fair and reasonable and notes the Complainant's agreement as well.

Board's Decision:

The decision of the Board is to revise the 2011 assessment for the subject property from \$10,550,000 to \$9,820,000 (truncated).

DATED AT THE CITY OF CALGARY THIS 30 DAY OF November 2011.



Lana J. Wood
Presiding Officer

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

EXHIBIT NO.	ITEM
1. C1	Complainant's Submission
2. C2	Complainant's Rebuttal
3. R1	Respondent's Submission

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

SUBJECT	PROPERTY TYPE	PROPERTY SUB - TYPE	ISSUE	SUB - ISSUE
CARB	Warehouse	Warehouse Single Tenant	Income Approach	Net Market Rent/ Lease Rates