



## **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:

***All Investments Ltd., as represented by the Assessment Advisory Group Inc. (AAG),  
COMPLAINANT***

and

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

before:

**T. B. Hudson, PRESIDING OFFICER  
I. Fraser, BOARD MEMBER  
R. Roy, BOARD 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 2013 Assessment Roll as follows:

**ROLL NUMBER: 080107006**

**LOCATION ADDRESS: 510 21 AV SW**

**FILE NUMBER: 71916**

**ASSESSMENT: \$9,180,000**

This complaint was heard on the 10th day of October, 2013 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:

- *D. Bowman*

Appeared on behalf of the Respondent:

- *K. Haut*
- *L. Wong*

**Procedural or Jurisdictional Matters:**

[1] There were no procedural or jurisdictional matters raised by the Parties.

**Property Description**

[2] The subject property is a 0.34 acre parcel of land, and is improved with a B class 59 suite high rise apartment building which also includes 756 square feet (sf), of retail space, and 614 sf of office space. The suite breakdown is 53 one bedroom, 5 two bedroom, and 1 three bedroom suite. The property is located at 510 21 AV SW in the Cliff Bungalow community. The assessment was prepared using the gross income multiplier(GIM) approach to a total value of \$9,180,000.

**Issues:**

[3] The Complainant identified that the assessed rent rate applied to the 53 one bedroom suites in the subject property is the issue. In order for the assessment to be a more accurate estimate of market value, and more equitable with comparable properties; the assessed rate for one bedroom suites should be reduced from \$950 per unit to \$875 per unit.

**Complainant's Requested Value:** \$8,260,000 (rounded).

**Legislative Authority, Requirements and Considerations**

**[4] The Composite Assessment Review Board(CARB), derives its authority from Part 11 of the Municipal Government Act (MGA) RSA 2000:**

*Section 460.1(2): Subject to section 460(11), a composite assessment review board has jurisdiction to hear complaints about any matter referred to in section 460(5) that is shown on an assessment notice for property other than property described in subsection (1)(a)*

**[5] For purposes of the hearing, the CARB will consider MGA Section 293(1):**

*In preparing the assessment, the assessor must, in a fair and equitable, manner,*

- (a) apply the valuation and other standards set out in the regulations, and*
- (b) follow the procedures set out in the regulations.*

**[6] The Matters Relating to Assessment and Taxation Regulation (MRAT) is the regulation referred to in MGA section 293(1)(b). The CARB consideration will be guided by MRAT Part 1 Standards of Assessment, Mass appraisal section 2:**

**Mass Appraisal**

**2. An assessment of property based on market value**

- (a) must be prepared using mass appraisal*
- (b) must be an estimate of the value of the fee simple estate in the property, and*
- (c) must reflect typical market conditions for properties similar to that property.*

**Complainant's Position**

**[7] The Complainant submitted a spread sheet (Exhibit C1 page 18), which contrasted the assessment of the subject property, with the sale prices and assessed values of four similar B class properties in SW Calgary.**

**[8] Following questioning by the Respondent and the Board, the Complainant requested to withdraw the complaint.**


**Respondent's Position**

**[9] The Respondent had no objection to the Complainant's request to withdraw the complaint.**

**Board Decision**

**[10] The Board accepted the Complainant's request to withdraw the complaint, and concluded the hearing.**

**DATED AT THE CITY OF CALGARY THIS 5 DAY OF November 2013.**



**T. B. Hudson**

**Presiding Officer**

**DOCUMENTS PRESENTED AT THE HEARING  
AND CONSIDERED BY THE BOARD:**

Decision No. 71916P-2013		Roll No.080107006		
<u>Subject</u>	<u>Type</u>	<u>Sub-Type</u>	<u>Issue</u>	<u>Sub-Issue</u>
CARB	Commercial	Residential High Rise	Market value	Rent Rate for 1 bedroom suites