

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:

721199 Alberta Inc. (as represented by Assessment Advisory Group Inc. (AAG)),
COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

K. Thompson, Board Chair
J. Kerrison, MEMBER
Y. Nesry, 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: 091027508
LOCATION ADDRESS: 4507 12 St SE
FILE NUMBER: 72008
ASSESSMENT: \$2,630,000

This complaint was heard on 12th day of August, 2013 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 8.

Appeared on behalf of the Complainant:

- D. Bowman Agent, Assessment Advisory Group Inc. (AAG)

Appeared on behalf of the Respondent:

- T. Nguyen Assessor, City Of Calgary

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

[1] No procedural or jurisdictional matters were raised. The Board proceeded to hear the merits of the complaint.

Property Description:

[2] The subject property is a multi-bay B quality warehouse consisting of 10,290 square feet (sq. ft.), with 42% Finish, 10.59% Site Coverage and constructed in 1998. This property is located in Highfield Industrial Park, has 2.68 acres of land, with a Land use Designation (LUD) of Industrial-General (I-G). This property has 1.73 acres of additional land accounted for in the assessed rate and a ten percent reduction for topography. The subject property is assessed at \$284.51/ sq. ft. arrived at through the Sales Comparison Approach to Value and has an assessed value of \$2,630,000.

Issues:

[3] The 2013 assessment value is greater than the market value as of July 1, 2012 and is inequitable in relation to assessment values of similar properties, \$199/ sq. ft would produce a better market value for this property.

Complainant's Requested Value: \$2,000,000

Board's Decision:

[4] The Assessment is confirmed at the value of \$2,630,000

Legislative Authority, Requirements and Considerations:

[5] The Municipal Government Act, 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 460 (1)(a).

Position of the Parties

Complainant's Position:

[6] The Complainant's stated that the subject property's assessed \$284.51/ sq. ft. is higher than the price/ square foot of sales of comparable properties in this area.

[7] The Complainant produced five sales comparables. The median time adjusted sale price/ sq. ft. of these sales was \$211.76/ sq. ft. All properties were in the central region of the City [pg.16, C-1] and had a range of \$117.51 to \$279.60 as the time adjusted sale price/ sq. ft. RealNet and Assessment documents were provided on the sale properties.

[8] The Complainant produced four equity comparables. The median assessment per sq. ft. was \$198.50/ sq. ft. The four properties were all B class warehouses but were mixed between single and multi tenant buildings, all in the central region of the City [pg.15, C-1]. The four assessments showed a range of \$160.38 to \$216.47 as the assessed value/ sq. ft.

Respondent's Position:

[9] The Respondent spoke to the Complainant's equity evidence [pg 21, R-1] reviewing each comparable based on how equitable the properties were to the subject. It was noted that one comparable held a different land use designation, one had a large additional land adjustment, and two had much less finish than the subject. Three properties had considerably more site coverage and one was considerably smaller in both land and improvement size.

[10] The Respondent noted that three of the sale comparables provided by the Complainant were from 2009 and therefore outside the analysis period for the current assessment. Also noted was that the sale properties all had considerably older year of construction than the subject and were mixed between single and multi tenant buildings, with most being double the site coverage and at least double and up to six times the parcel size.

[11] The Respondent provided evidence of four warehouse sales in the central and south east area of the city [pg. 26, R-1] to show that the typical values/ sq. ft. used by the City were reasonable for the subject property. The Respondent stated for assessment purposes the task was to assess all similar properties at a similar value. This requires analysis of all the sales within the group of similar properties to arrive at a typical value/ sq. ft. and not to just reflect one or two sale prices. Further the Respondent went on to say that the subject property's value should fall within the range of probable selling prices within that group, and the subject property does fall within that range.

[12] Parcel size of the comparables differed from the subject as did two of the building areas and finish was considerably less than the subject. The Respondent's time adjusted sale price/ sq. ft. ranged from \$241.38 to \$311.15 with a median of \$284.48 compared to the subject being assessed at \$284.51. A time adjustment graph was also provided to show any adjustments to the sale prices.

[13] Five equity comparables were also put into evidence by the Respondent showing that the subject property was assessed equitable to similar properties. The subject's \$284.51 rate/ sq. ft was compared to the median of the four comparables which was \$281.50/ sq. ft.

Board's Reasons for Decision:

[14] The Board reviewed all the comparable sale information provided as evidence by both the Complainant and Respondent. Upon review of all the comparable sales, the Board paid particular attention to the properties deemed most comparable to the subject, as indicated by the Complainant and Respondent. (It must be noted that in the Complainant's package the property indicated as most comparable for equity was not included on the chart as a comparable).

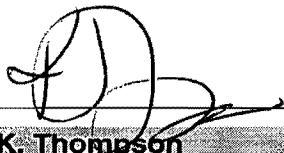
[15] The Board concluded that a great deal of the sale evidence relied upon the time adjusted sale price being correct, however there was nothing in the Complainant's evidence to indicate how the time adjustments were arrived at, except by way of the Complainant's explanation that the price increase over time. The Complainant stated that sales were reviewed and a factor was developed to quantify the time adjustment. The Respondent provided time adjustment information in the evidence package but didn't speak to it.

[16] Little evidence was presented by either party on the difference in value attributed to factors such as Multi vs. Single Tenanted Warehouses, Site Coverage, location of sales in different industrial parks and percent of Finish on the sale property improvements when compared to the subject improvement. The Respondent gave good evidence of how the low site coverage affects the value and the resulting adjustments made to account for this resulted in support for the subject property value.

[17] The Board gave consideration to the equity comparables produced by the Respondent which showed the subject property's rate/ sq. ft. within the range of values of similar properties.

[18] The Board found the Complainant did not provide sufficient evidence to warrant changing the assessed value.

DATED AT THE CITY OF CALGARY THIS 6 DAY OF September 2013.



K. Thompson

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.*

Property Type	Property Sub-Type	Issue	Sub issue
warehouse	Single Tenant	Market value too high	Inequitable to similar properties