



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:

C. I. DAVIDSON HOLDINGS LTD.
(as represented by Altus Group Ltd.)

Complainant

and

THE CITY OF CALGARY

Respondent

before:

T. Shandro, PRESIDING OFFICER
J. Kerrison, BOARD MEMBER
D. Morice, 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:	094219805
LOCATION ADDRESS:	4600 – 46 Avenue SE, Calgary, Alberta
FILE NUMBER:	72102
ASSESSMENT:	\$6,640,000

This complaint was heard on October 15, 2013, at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 4.

Appeared on behalf of the Complainant:

- M. Robinson, Agent, Altus Group Limited

Appeared on behalf of the Respondent:

- J. Greer, Assessor, The City of Calgary

Procedural or Jurisdictional Matters

- [1] There were no procedural or jurisdictional matters arising.

Property Description

[2] The subject property is a single-tenant industrial warehouse, located in Foothills Industrial, constructed in 2003. The assessed area of the building is 54,969 SF on a parcel size of 2.09 acres. The site coverage of the subject property is 58.08%.

[3] The subject property was assessed using sales comparisons.

Issues

[4] The Board identified the issue as follows:

1. Were the correct sales comparisons used to determine the price per SF of the subject property?

Complainant's Requested Value

[5] In the Complaint Form, the Complainant requested a reduced assessment of \$5,770,000. At the hearing the Complainant amended the requested value to \$5,480,000.

Board's Decision

[6] The Board amends the assessment of the subject property to \$6,180,000.

Complainant's Position

[7] The Complainant provided two sales comparisons which were industrial warehouses:

- (a) 4975 – 12A Street SE, which had a time-adjusted sales price ("TASP") per SF of \$87/SF; and

(b) 4410 – 46 Avenue SE, had a TASP/ SF of \$112.55/SF.

[8] The median of these two comparables was \$100/SF, which is the amount the Complainant asked to be used to calculate the assessment value for the subject property.

Respondent's Position

[9] The Respondent provided five comparisons, including the two comparables submitted by the Complainant. The median TASP/SF of these properties was \$112.55/SF.

Reasons for Decision

[10] After considering the parcel size, date of construction, location and site coverage of the comparables provided by the parties, the Board determined that all of the comparables, except 4410 – 46 Avenue SE, are distinguishable from the subject property:

(a) 4975 – 12A Street SE, which was used by both parties, was located too far away in the Central region, not the SE region;

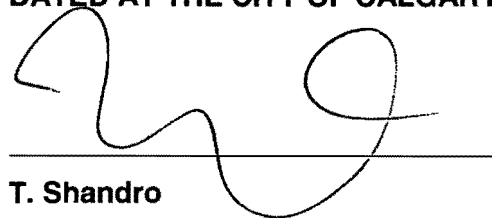
(b) 5049 – 74 Avenue SE, used by the Respondent, was constructed in 1982 and had a site coverage of 30.43%;

(c) 1320 Highfield Crescent SE is on a parcel size of 6.03, is in the Central region, and had a site coverage of 19.24%; and

(d) 6061 – 90 Avenue SE was constructed in 2004 and has a site coverage of 22.63%.

[11] The Board instead looked at the TASP/SF of 4410 – 46 Avenue SE, \$112.55, and used that amount to determine the assessment value of the subject property. The Board therefore amends the assessment value of the subject property to \$6,180,000.

DATED AT THE CITY OF CALGARY THIS 25 DAY OF October 2013.



T. Shandro
Presiding Officer

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

NO.	ITEM
1. C-1	Complainant Disclosure
2. R-1	Respondent Disclosure
3. C-2	Complainant's Rebuttal

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 Purposes Only

Property Type	Property Sub-Type	Issue	Sub-Issue
Warehouse	Single-tenant	Sales	Comparables