



ASSESSMENT REVIEW BOARD

Churchill Building
10019 103 Avenue
Edmonton AB T5J 0G9
Phone: (780) 496-5026

NOTICE OF DECISION NO. 0098 147/11

John C. Manning
c/o 1200, 10665 Jasper Avenue
Edmonton, AB T5J 3S9

The City of Edmonton
Assessment and Taxation Branch
600 Chancery Hall
3 Sir Winston Churchill Square
Edmonton AB T5J 2C3

This is a decision of the Composite Assessment Review Board (CARB) from a hearing held on August 30, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
1554252	10685 176 Street NW	Plan: 7621205 Block: 6 Lot: 12	\$2,026,000	Annual New	2011

Before:

Tom Robert, Presiding Officer
Petra Hagemann, Board Member
Tom Eapen, Board Member

Board Officer: Jason Morris

Persons Appearing on behalf of Complainant:

Dan Walsh
Tom Janzen, CVG

Persons Appearing on behalf of Respondent:

Luis Delgado, City of Edmonton, Assessor
Stephen Leroux, City of Edmonton, Assessor

BACKGROUND

The subject property is a single tenant office/warehouse building located in the McNamara Industrial area at 10685 – 176 Street NW. The lot size is 58,342 sq ft; the building is 19,851 sq ft with 9,437 sq ft of office space. The site coverage is 27%.

ISSUE(S)

What is the market value of the subject property as of valuation date , July 1, 2010?

LEGISLATION

Municipal Government Act, RSA 2000, c M-26

s 467(1) An assessment review board may, with respect to any matter referred to in section 460(5), make a change to an assessment roll or tax roll or decide that no change is required.

s 467(3) An assessment review board must not alter any assessment that is fair and equitable, taking into consideration

- a) the valuation and other standards set out in the regulations,
- b) the procedures set out in the regulations, and
- c) the assessments of similar property or businesses in the same municipality.

POSITION OF THE COMPLAINANT

The Complainant presented nine sales comparables ranging in value per sq ft from \$70.08 to \$95.39. The indicated best comparables were sales comparables #2, 4, and 7. These comparables are located at 16707 – 113 Street (\$87.45/sq ft), 14705 – 116 Avenue (\$78.36/sq ft) and 14603 – 118 Avenue (\$95.39/sq ft).

The requested value is \$90.00/sq ft or \$1,786,590.

POSITION OF THE RESPONDENT

The Respondent presented eight sales comparables ranging in value from \$91.40/sq ft to \$157.98/sq ft. The Respondent indicated that the most comparable sale was located at 16821 – 107 Avenue with a time adjusted sale price of \$157.98/sq ft, sold in January 2010 with similar site coverage, size and newer than the subject. When consideration is given for age (1987) vs the subject (1978), this comparable falls within the value range of the subject.

DECISION

The decision of the Board is to confirm the 2011 assessment at \$2,026,000.

REASONS FOR THE DECISION

The Board determined that the Complainant's indicated most comparable sales #2, 4 and 7 were not sufficiently adjusted. Sale # 2 is not similar to the subject in regard to condition. Sale #4 is

not similar due to age and size. Sale #7 is older (1967), however adjusting for age, this sale appears to support the assessment at \$95.39/sq ft.

DISSENTING OPINION AND REASONS

There were no dissenting decisions.

Dated this 6th day of September, 2011, at the City of Edmonton, in the Province of Alberta.

Tom Robert, Presiding Officer

This decision may be appealed to the Court of Queen's Bench on a question of law or jurisdiction, pursuant to Section 470(1) of the Municipal Government Act, RSA 2000, c M-26.

cc: 99 STREET ENTERPRISES LTD