



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 149/11

CVG
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:
10172560	17811 116 Avenue NW	Plan: 0929084 Block: 6 Lot: 3A	\$4,575,500	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:

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 built in 1995, consisting of 44,962 sq ft including 4,978 of office space. The lot size is 141,188 sq ft or 3.47 acres with a site coverage of 30%.

ISSUE(S)

What is the correct assessment of the subject property as of 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 five direct sales comparables, ranging in value from \$61.67/sq ft to 101.15/ sq ft. The indicated best comparables are sales #1, 4, and 5 indicating values respectively of \$92.46, \$95.19 and \$61.67/sq ft.

The Complainant is requesting a reduction in the 2011 assessment to \$90.00/sq ft for a total value of \$4,046,580.

POSITION OF THE RESPONDENT

The respondent provided four sales comparables ranging in value from \$90.34/ sq ft to \$157.98/sq ft. Further the Respondent put forward nine equity assessment comparables in support of the assessment. These comparables rang from \$98.76/sq ft to \$124.45/sq ft with an average of \$112.24/sq ft.

The Respondent also submitted a chart indicating the Complainant's comparables with comments.

DECISION

The decision of the Board is to confirm the 2011 assessment of \$4,575,500.

REASONS FOR THE DECISION

The Board determined that the comparables as presented by the Complainant as being the most comparable are older than the subject; #1 built in 1979, #4 built in 1972 and #5 built in 1965. The subject was constructed in 1995. When consideration is given in regard to the age of the comparables, #1 and #4, the Board is of the opinion that an upward adjustment on both of these comparables at \$92.46 and \$95.16/sq ft would support the assessment of \$101.76/sq ft.

DISSENTING OPINION AND REASONS

There were no dissenting decisions

Dated this 7th 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: MARLENE PORSCHE