



## ASSESSMENT REVIEW BOARD

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

### NOTICE OF DECISION NO. 0098 150/11

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 31, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
4251013	15253 121A Avenue NW	Plan: 8123164 Block: 2 Lot: 7, 8, 9	\$5,502,000	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:

Peter Smith, CVG

#### Persons Appearing on behalf of Respondent:

Joel Schmaus, City of Edmonton, Assessor

## **BACKGROUND**

The subject property is a single-tenant warehouse/office building constructed in 1990, located in the Mitchell Industrial area at 15253 – 121A Avenue. The building contains 65,713 sq ft of which 5,943 sq ft is office space. The lot size is 159,539 sq ft with a site coverage of 41%.

## **ISSUE(S)**

What is the market value 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 submitted six direct sales comparables ranging from \$48.86/sq ft to \$69.85/sq ft. Most weight was given to sales #1, 2, and 3 indicating a value of \$69.85/sq ft, \$54.75/sq ft and \$59.67/sq ft. The requested value per sq ft is \$70.00 or a total assessment value of \$4,600,000.

## **POSITION OF THE RESPONDENT**

The Respondent advised that the assessment was calculated as required by legislation/regulations.

The Respondent provided eight direct sales comparables ranging in value from \$71.62/sq ft to \$147.66/sq ft. Sale #6 at \$71.62/sq ft is the same as the Complainant's first comparable.

The Respondent submitted eleven equity comparables ranging from \$78.60/sq ft to \$98.76/sq ft.

## **DECISION**

The decision of the Board is to confirm the 2011 assessment at \$5,502,000.

## **REASONS FOR THE DECISION**

The Board determined that the comparables as presented by the Complainant were not sufficiently supported in regard to what adjustments would be made in comparability. The Complainant advised that sales #1, 2, and 3 were considered the most similar to the subject. Sale #1 required an upgrade in regard to sprinkler system; no adjustment was considered. Sale #2 shows the office mezzanine space as substantially larger. Sale #3 had two of the current lease rates as somewhat below market.

The Board is of the opinion that direct sales comparables as presented by the Respondent ranging from \$71.62/sq ft to \$147.66/sq ft support the assessment of \$83.73/sq ft.

## **DISSENTING OPINION AND REASONS**

There were no dissenting opinions.

Dated this 7<sup>th</sup> day of September, 2011, at the City of Edmonton, in the Province of Alberta.

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Tom Robert, Presiding Officer

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*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.*

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cc: SCOTT HILL INVESTMENTS INC