



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 156/11

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:
10016584	17505 106 Avenue NW	Plan: 0421111 Block: 4 Lot: 4D	\$2,298,500	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:

Peter Smith, CVG

Persons Appearing on behalf of Respondent:

Joel Schmaus, City of Edmonton, Assessor

BACKGROUND

The subject property situated at 17505 – 106 Ave is a single-tenant office/warehouse building built in 1982, and located in the McNamara Industrial area. It consists of roughly 27,700 square feet situated on a lot of 58,902.343 sq ft (1.352 acres) with a site coverage of 39%

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 provided nine comparable market sales time adjusted to valuation date. These sales occurred from Feb 2008 to Dec 2010.

The Complainant placed most weight on sale #1, 2, 3, 5 and 8 and requested the assessment be reduced to \$90.00/sq ft for a total value of \$2,045,000.

POSITION OF THE RESPONDENT

The Respondent advised the Board that the assessment was based on mass appraisal as required by legislation as per MRAT/MGA.

The Respondent provided four direct sales comparables ranging in value from \$121.27/sq ft to \$157.98/sq ft to defend the assessment. Eight equity comparables were also provided in support of the assessment. These range in value from \$98.73/sq ft to \$118.10/sq ft.

The Respondents also submitted a chart of the Complainant's sales comparables with comments.

DECISION

The decision of the Board is to confirm the 2011 assessment at \$2,298,500.

REASONS FOR THE DECISION

The Board determined that the Complainant's most relied upon comparable #1 required adjustment due to the configuration which resulted in restricted access. It also has higher site coverage than the subject property. Sale # 2 required renovations. Sale #3 requires new leases. Sale #4 has higher site coverage of 56%. Sale #5 had required several renovations. Sale #6, 7, 8 and 9 are all post facto and were not considered.

The Board concluded that there was not sufficient evidence to alter the 2011 assessment.

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: 741289 ALBERTA LTD