



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 157/11

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:
9988445	11810 160 Street NW	Plan: 0121900 Block: 4 Lot: 1B	\$2,368,500	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:

Dan Walsh
Tom Janzen, CVG

Persons Appearing on behalf of Respondent:

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

BACKGROUND

The subject property is a multi-tenant office/warehouse built in 1977 located in Harwin Park Estate industrial area at 11810 – 160 Street, NW. The lot size is 75,220 sq ft (1.727 acres) and the site coverage is 37%.

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 five direct sales comparables ranging in value from \$70.08/sq ft to \$78.36/sq ft. The indicated best comparables were sales #2 and #3. Comparable sale #2 is located at 14215 – 120 Ave, built in 1980 and has a time adjusted sales price of \$70.08/sq ft. Sale # 3 located at 147-5 – 116 Ave, built in 1970 has a time adjusted sales price of \$78.36/sq ft. Further the complainant advised that the subject property is a long narrow site with most exposure on 160 Street.

The Complainant requests a reduction in the assessment to \$75.00/sq ft based on the comparables as presented. The total requested amount is \$2,102,000.

POSITION OF THE RESPONDENT

The Respondent put forward six sale comparables ranging from \$80.38/sq ft to \$118.52/sq ft. The indicated most similar comparable is sale #4 @ \$80.38/sq ft, which is the same comparable presented by the ‘complainant as sale #1 @ \$78.19/sq ft.

Further the Respondent provided a chart of equity comparables ranging in value from \$86.91/sq ft to \$101.18/sq ft.

DECISION

The decision of the Board is to reduce the 2011 assessment from \$2,368,500 to \$2,102,000.

REASONS FOR THE DECISION

The Board has determined that the subject property is impeded in regard to its site configuration.

Both parties agree that the best comparable is the property at 106746 – 178 St with a time adjusted sales price of \$80.38/sq ft (\$78.19).

The Board is of the opinion that a value of \$75.00/sq ft is reasonable, when site configuration of the subject is considered.

DISSENTING OPINION AND REASONS

There were no dissenting opinions.

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: KSR ACQUISITIONS & SALES INC