



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 246/11

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 September 21, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
1075696	4771 - 94 Avenue NW	Plan: 7820294 Block:7 Lot:3	\$1,732,000	Annual New	2011

Before:

Hatem Naboulsi, Presiding Officer
Judy Shewchuk, Board Member
Ron Funnell, Board Member

Board Officer:

Annet Adetunji

Persons Appearing on behalf of Complainant:

Peter Smith, Canadian Valuation Group

Persons Appearing on behalf of Respondent:

Susen Douglass, Assessor, City of Edmonton

PROCEDURAL MATTERS

Upon questioning by the Presiding Officer, the parties present indicated no objection to the composition of the Board. In addition, the Board members indicated no bias with respect to this file.

BACKGROUND

The subject property is a single tenant office/warehouse building located in the Eastgate Business Park neighborhood. It was built in 1980 and contains a total of 9,616 square feet on a 1.2 acre lot for a site coverage of 19%. The 2011 assessment of the property is \$1,732,000 which equates to \$180.12 per square foot.

ISSUE

Is the 2011 assessment of the subject property at \$1,732,000 fair and equitable?

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 sales comparables ranging in time adjusted sale price from \$125.88 to \$158.10 per square foot. The range of building sizes was 8,000 to 15,085 square feet and the range of site coverages was 12% to 28%.

The Complainant asked that the Board to reduce the 2011 assessment to \$150.00 per square foot for a total of \$1,442,000.

POSITION OF THE RESPONDENT

The Respondent presented five sales comparables ranging in building size from 7,058 to 10,637 square feet and site coverage from 11% to 24%. The time adjusted sale prices ranged from \$157.99 to \$221.82 per square foot. The Respondent asked the Board to confirm the assessment of the subject property.

DECISION

The Board reduces the 2011 assessment of the subject property from \$1,732,000 to \$1,449,000.

REASONS FOR THE DECISION

The Board is persuaded by the Complainant's evidence and finds that the average time adjusted sale price of the Complainant's six sales comparables was \$150.67 per square foot. Accordingly the Board reduces the assessment of the subject to \$150.67 per square foot for a total of \$1,449,000.

The Board notes that three of the five sales presented by the Respondent are the same as those presented by the Complainant. The other two sales, number 1 and 4 are located far away from the subject property and in the opinion of the Board, are not comparable to the subject.

DISSENTING OPINION AND REASONS

There was no dissenting opinion.

Dated this 17th day of October, 2011, at the City of Edmonton, in the Province of Alberta.

Hatem Naboulsi, 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: Rack and Roll Snooker Ltd