



## ASSESSMENT REVIEW BOARD

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

### NOTICE OF DECISION      0098 371/11

ALTUS GROUP  
17327 106A Avenue  
EDMONTON, AB T5S 1M7

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 November 16, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
3811718	13015 - 97 Street NW	Plan: 4542KS Block: 34 Lot: D	\$1,028,000	Annual New	2011

#### **Before:**

Tom Robert, Presiding Officer  
Judy Shewchuk, Board Member  
Ron Funnell, Board Member

**Board Officer:** Segun Kaffo

#### **Persons Appearing on behalf of Complainant:**

Jordan Thachuk

#### **Persons Appearing on behalf of Respondent:**

Chris Rumsey  
Jerry Sumka

## **BACKGROUND**

The subject property is described as a paved parking lot of 42,619 square feet and zoned CSC. It is located in the Killarney neighbourhood.

## **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 in time adjusted sale price from \$13.15 to \$19.52 per square foot. The average was \$15.01, the median was \$14.14, and the requested amount was \$14.50 per square foot. The 2011 assessment is \$23.59 per square foot.

## **POSITION OF THE RESPONDENT**

The Respondent provided three direct sales comparables ranging in time adjusted sale price from \$23.71 to \$31.38 per square foot with an average of \$24.92 per square foot.

Further the Respondent advised that the address should be corrected from 13015 – 97 Street to 9535 – 132 Avenue.

## **DECISION**

Confirm.

## **REASONS FOR THE DECISION**

The Board was not persuaded, after analysis of both parties' comparables, that sufficient comparability existed in the direct sales comparables. Therefore, the Board confirmed the 2011 assessment of \$1,028,000.

## **DISSENTING OPINION AND REASONS**

There were no dissenting opinions.

Dated this 23<sup>rd</sup> day of November, 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: FREIL HOLDINGS CORPORATION.