



## ASSESSMENT REVIEW BOARD

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

### NOTICE OF DECISION      0098 372/11

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 17, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
9944678	6415 - 75 Street NW	Plan: 9720496 Lot: 2A	\$9,356,500	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:**

Walid Melhem

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

Scott Hyde  
Shelly Milligan

## **BACKGROUND**

The subject property is a mid-sized manufacturing plant located in the Davies East neighbourhood. The land consists of 766,313 square feet and is zoned IH. The assessment of the improvement on the property is not at issue.

## **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 four direct sales comparables ranging in time adjusted sale price from \$7.80 to \$13.71 per square foot. The average was \$10.21, the median was \$9.67, and the requested value was \$8.50 per square foot. The 2011 assessment is \$10.08 per square foot.

The Complainant argued that the subject land is a long narrow parcel with limited frontage on 75<sup>th</sup> Street.

## **POSITION OF THE RESPONDENT**

The Respondent provided three direct sales comparables ranging in time adjusted sale price from \$10.34 to \$14.77 per square foot with an average of \$12.58 per square foot. The Respondent further advised that the subject receives a 10% adjustment for the shape of the property.

## **DECISION**

Confirm.

## **REASONS FOR THE DECISION**

The Board found that the Complainant's direct sales comparables, with an average of \$10.21 per square foot, support the assessment at \$10.08 per square foot.

Furthermore, the average time adjusted sale price of the Respondent's three comparables was \$12.58 per square foot. If this amount was adjusted by 10% for shape the indicated value for the subject would be \$11.30 per square foot.

The Board found that both the Complainant's and the Respondents' evidence support the assessment at \$10.08 per square foot.

## **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.

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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: DRECO ENERGY SERVICES ULC