



## ASSESSMENT REVIEW BOARD

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

### NOTICE OF DECISION      0098 380/11

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 21, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
1107994	14510 156 Street NW	Plan: 179HW Block: 3	\$16,270,500	Annual New	2011

#### **Before:**

Dean Sanduga, Presiding Officer  
Petra Hagemann, Board Member  
Tom Eapen, Board Member

**Board Officer:** Karin Lauderdale

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

Jordan Thachuk, Altus

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

Darren Nagy, Assessor, City of Edmonton

## **PROCEDURAL MATTERS**

The parties indicated that they had no objection to the constitution of the Board. The Board Members that they had no bias to declare with regard to the matter.

## **BACKGROUND**

The subject property is a bare land property used for trailer storage at municipal address 14510 156 Street NW in the Anthony Henday Mistatim neighbourhood of northwest Edmonton. The property is approximately 2,597,880 square feet in area, and was assessed on the direct sales comparable method. The 2011 assessment is \$16,270,500.

## **ISSUE(S)**

Is the assessment of similar properties indicating a lower value?

## **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 92 pages (C-1) brief in which he argues that the assessment is too high and the sales of similar properties indicate a lower value.

The Complainant noted that one of the sales ( # 4) is the sale of the subject property and was presented without any time adjustment .

The Complainant requested that the assessment be revised when applying the time adjusted sale price of the sale of subject property.

Under questioning by the Respondent, the Complainant agreed that there had been a clerical error in their brief, and the amount requested should have been \$12,089,250 which represents the time adjusted sale price sale (# 4).

## **POSITION OF THE RESPONDENT**

The Respondent indicated to the Board that given the changes to the Complainant's information, they were recommending reduction in the 2011 assessment to a value of \$12,089,000.

## **DECISION**

The decision of the Board is to accept the recommendation of the Respondent and reduce the 2011 assessment from \$16,270,500 to \$12,089,000.

## **REASONS FOR THE DECISION**

Both parties accepted the recommended assessment changes.

## **DISSENTING OPINION AND REASONS**

There were none.

Dated this 1<sup>st</sup> day of December, 2011, at the City of Edmonton, in the Province of Alberta.

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Dean Sanduga, 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: GREGG PROPERTIES CO LTD