



ASSESSMENT REVIEW BOARD

MAIN FLOOR CITY HALL
1 SIR WINSTON CHURCHILL SQUARE
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NOTICE OF DECISION NO. 0098 393/10

Altus Group Ltd
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 between August 23 and October 21, 2010 respecting a complaint for:

Roll Number 8482606	Municipal Address 9840 45 Avenue NW	Legal Description Plan: 7721481 Block: 6 Lot: 1
Assessed Value \$2,058,500	Assessment Type Annual – New	Assessment Notice for: 2010

Before:

Tom Robert, Presiding Officer
Dale Doan, Board Member
Mary Sheldon, Board Member

Board Officer:

Segun Kaffo

Persons Appearing: Complainant

Chris Buchanan

Persons Appearing: Respondent

Suzanne Magdiak, Assessor
Cherie Skolney, Assessor
Tanya Smith, Law Branch

PROCEDURAL MATTERS

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

All parties giving evidence during the proceedings were sworn by the Board Officer.

PRELIMINARY MATTERS

The parties agreed that all evidence, submissions and argument on Roll # 8480097 would be carried forward to this file to the extent that matters were relevant to this file. In particular, the Complainant chose not to pursue arguments with respect to the evidence he had provided regarding the income approach to value.

The Complainant and the Respondent presented to the Board differing time adjustment figures for industrial warehouses based on the Complainant's submission that some data used in the preparation of the Respondent's time adjustment model was faulty. The Board reviewed the data from the Complainant used in the preparation of his time adjustment figures and was of the opinion that the data used was somewhat questionable (Exhibit C-2). In any event, the differences between the time adjustment charts used by the parties for industrial warehouses were small and in many cases of little significance. Therefore, the Board has accepted the time adjustment figures used by the Respondent.

BACKGROUND

The subject property is a medium warehouse built in 1978 and located in the Papaschase Industrial subdivision of the City of Edmonton. The property has a building area of 15,414 square feet with 30% site coverage.

ISSUES

The Complainant had attached a schedule listing numerous issues to the complaint form. However, most of those issues were abandoned and only the following issue remained for the Board to decide:

- Is the assessment of the subject property fair and equitable in comparison with similar properties?

LEGISLATION

The Municipal Government Act, R.S.A. 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 five equity comparables ranging in value from \$110.26 to \$120.67 per sq. ft. with an average assessment of \$114.86 per sq. ft of total floor space (C-3qq, page 12).

The Complainant argued that the subject is over assessed in comparison to these equity comparables and requested a reduction to \$1,770,000.

POSITION OF THE RESPONDENT

The Respondent presented five equity comparables ranging in value from \$126.18 to \$131.92 (R-3qq, page 25).

The Respondent also submitted four sales comparables with time adjusted sales prices ranging from \$129.63 to \$155.55 and argued that the assessment of the subject at \$133.54 per sq. ft is fair.

DECISION

The decision of the Board is to confirm the assessment at \$2,058,500.

REASONS FOR THE DECISION

The Board is of the opinion that when determining a question of fairness and equity alone, the assessment equity comparables must meet a high standard of comparability.

The subject is a single storey warehouse and the average assessment value of main floor space of the Complainant's equity comparables is \$141.35 while that of the Respondent is \$128.35. The Board is of the opinion that the equity comparables presented by both parties support the assessment at \$133.54 per sq. ft.

The Board notes that the average assessment value of the Complainant's comparables is \$114.86 per sq. ft. for total floor space while it is \$141.35 per sq. ft. for main floor space only. The Board assumes that this is as a result of the Complainant using two storey comparables and including the upper floor in the computation of total floor average.

The Board is satisfied based on the assessment of equity comparables for main floor only that the assessment of the subject falls within an acceptable range.

DISSENTING OPINION AND REASONS

There was no dissenting opinion.

Dated this 25th day of October, 2010, at the City of Edmonton, in the Province of Alberta.

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, R.S.A. 2000, c.M-26.

CC: Municipal Government Board
Wayne Construction Ltd.
Wayne Homes (1982) Ltd.