



## ASSESSMENT REVIEW BOARD

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

### NOTICE OF DECISION NO. 0098 399/11

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:
9992612	13470 54 Street NW	Plan: 0125176 Block: 1 Lot: 13A	\$666,500	Annual New	2011

#### Before:

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

**Board Officer:** Karen Lauderdale

#### Persons Appearing on behalf of Complainant:

Jordan Thachuk, Altus

#### Persons Appearing on behalf of Respondent:

Darren Nagy, Assessor, City of Edmonton

## **PRELIMINARY MATTERS**

The parties indicated no objection to the composition of the Board and the Board Members expressed no bias with respect to this file

## **BACKGROUND**

The subject property is a bare land property used for trailer storage at municipal address 13470 54 Street NW in the Belvedere neighbourhood of northeast Edmonton. The property is approximately 45,011 square feet in area, and was assessed on the direct sales comparable method. The 2011 assessment is \$666,500.

## **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 submitted 36 pages (C-1) and 5 pages rebuttal (C-2) .

The Complainant believes that the 2010 assessment of the subject property equating to \$645,208 per acre or \$14.81 per sq. ft. is not fair and equitable in relation to similar properties. The Complainant presented four sales comparables which, when time-adjusted, resulted in a sales price of \$10.00 per sq.ft..

To support this position, four sales comparables, all located in north East Edmonton, were submitted (C1, page. 11). Sale # 4 smaller in acreage to the subject property. Sales #1, and 2 are larger in size and all are similar in location.

The Complainant argued that sales in rebuttal (C2, page. 2), time-adjusted sales prices using the sales comparables from (C1, page 11 ) to demonstrate that the assessment for the subject property is excessive in relation to the Respondent's comparables.

The Complainant requested that the assessment be reduced to \$450,000 which equates to \$10.00 per sq. ft.

## **POSITION OF THE RESPONDENT**

The Respondent presented four sales comparables that resulted in an average time-adjusted sales price of \$15.49 per sq. ft. It is the Respondent's position that the assessment reflects the correct value for the property using mass appraisal methods and requests that the 2011 assessment be confirmed at \$666,500.

## **DECISION**

The decision of the Board is to reduce the 2011 assessment from \$666,000 to \$486,000.

## **REASONS FOR THE DECISION**

The Board reviewed the Complainant's (C1; C2) and Respondent's (R1) evidence.

The Board placed greatest weight on the Complainant's sales comparables #2, #3 and #4 (C1, page. 11; C2, page. 2) as they were closest in size and servicing all are located in North East Edmonton which is the same as the subject. The average, time-adjusted sales price is \$10.80 per sq. ft.

The Board placed less weight on the Respondent's sales comparables as they were superior in location and servicing.

The Board finds a reduced assessment of \$10.80 per Sq. ft. or \$486,000 is fair and equitable.

## **DISSENTING OPINION AND REASONS**

None

Dated this \_\_25\_\_\_\_ day of \_\_\_\_Nov\_\_\_\_, 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: DELWIL HOLDINGS LTD