



ASSESSMENT REVIEW BOARD

MAIN FLOOR CITY HALL
1 SIR WINSTON CHURCHILL SQUARE
EDMONTON AB T5J 2R7
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NOTICE OF DECISION NO. 0098 403/10

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 8884850	Municipal Address 6034 87 Street NW	Legal Description Plan: 2683NY Block: 10 Lot: 8
Assessed Value \$1,931,000	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

Walid Melhem

Persons Appearing: Respondent

Joel Schmaus, Assessor
Steve Lutes, 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 1971 and located in the Davies Industrial West subdivision of the City of Edmonton. The property has a building area of 17,026 sq. ft. with site coverage of 39%.

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 issues remained for the Board to decide:

- What is the typical market value of the subject property?
- 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 four direct sales comparables ranging in value from \$92.90 to \$104.72 per sq. ft.

The Complainant also presented five equity comparables ranging in value from \$94.95 to \$100.45 per sq. ft. The average total floor space value of these was \$98.48 while the main floor only average value was \$102.41

POSITION OF THE RESPONDENT

The Respondent presented eight direct sales comparables in value from \$115 to \$128.55 per sq. ft. The Respondent did not present any equity comparables.

The Respondent argued that the assessment is correct as indicated by the range of sales comparables presented and requested confirmation of the assessment at \$1,931,000.

DECISION

The decision of the Board is to confirm the assessment at \$1,931,000.

REASONS FOR THE DECISION

It would appear the direct sales data somewhat support the Complainant's best indicator of value at \$104.72, with required adjustment in regard to age, time adjustment and size.

The best indicator of value of the Complainant's equity comparables are \$94.95 and \$100.45 per sq. ft., however, again requiring adjustments.

The Respondent's best direct sales comparables appear to be sales at \$117.26 and \$115.21. The sale at \$115.21 is the most recent in May, 2009 with similar size, site coverage etc.

It is the opinion of the Board that the current value of \$113.42 falls within an acceptable value range of the sales and equity comparables given the required adjustments for comparability.

Therefore the Board confirms the assessment at \$1,931,000.

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

Madacalo Investments Ltd.
Cartradan Holdings Ltd.
Dezi Holdings Ltd.
Markis Holdings Ltd.