



ASSESSMENT REVIEW BOARD

MAIN FLOOR CITY HALL
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NOTICE OF DECISION NO. 0098 425/10

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 1106061	Municipal Address 15305 128 Avenue NW	Legal Description Plan: 3340RS Block: B Lot: 3
Assessed Value \$12,362,000	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

Mary-Alice Lesyk, 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 large warehouse built in 1977 and located in the Mistatim Industrial subdivision of the City of Edmonton. The property has a total building area of 178,547 square feet with site coverage of 32%.

ISSUES

The Complainant had attached a schedule listing numerous issues to the complaint form. However, most of those issues had been abandoned and the issues left to be decided were as follows:

- Is the assessment of the subject property fair and equitable when compared to similar properties?
- Should the subject receive a 10% adjustment for perpendicular configuration?

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 presented five equity comparables ranging from \$59.54 to \$69.41 per sq. ft. with an average of \$64.59 per sq. ft. The subject is assessed at \$69.24 per sq. ft.

The Complainant argued that the subject should receive a downward adjustment of 10% due to the limited frontage and perpendicular configuration to the street.

POSITION OF THE RESPONDENT

The Respondent presented five equity comparables ranging in value from \$66 to \$84 per sq. ft.

The Respondent also presented ten comparables of properties in which configuration would apply.

The Respondent argued that the subject property is a single tenant property and therefore does not qualify for the adjustment.

DECISION

The decision of the Board is to confirm the current assessment at \$12,362,000.

REASONS FOR THE DECISION

The Board is of the opinion that the most similar comparables were presented by both parties.

The Complainant's comparable # 2 adjusted for age and size, similar in site coverage at \$69 per sq. ft., and comparable # 3 and # 4 adjusted for site coverage and age at \$60 and \$66 per sq. ft., as well as the Respondent's comparable # 3 at \$66 per sq. ft., comparables # 1 and # 2 at \$69 and \$84 per sq. ft. all falling within a range of \$60 to \$84 per sq. ft. support the current assessment value of \$69 per sq. ft.

In regard to the issue of adjustment for configuration, the Board concludes that no evidence had been presented indicating a disadvantage to the subject, and that the City's assessor has applied these adjustments fairly and equitably based on required criteria of which tenancy applies.

DISSENTING OPINION AND REASONS

There was no dissenting opinion.

Dated this 4th day of November, 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
Continental Saxon Holdings Limited