



ASSESSMENT REVIEW BOARD

MAIN FLOOR CITY HALL
1 SIR WINSTON CHURCHILL SQUARE
EDMONTON AB T5J 2R7
(780) 496-5026 FAX (780) 496-8199

NOTICE OF DECISION NO. 0098 431/10

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 1545409	Municipal Address 16719 110 Avenue NW	Legal Description Plan: 2477KS Block: 6 Lot: 4
Assessed Value \$1,319,000	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

Steve Radenic, 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 small warehouse built in 1971 and located in the West Sheffield Industrial subdivision of the City of Edmonton. The property has a total building area of 7,800 square feet and site coverage of 15%.

ISSUES

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

- When compared to comparable property assessments, is the subject property's assessment equitable?

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 six equity comparables ranging from \$137.14 to \$167.79 per sq. ft. with an average of \$152.36 per sq. ft. (\$161.14 per sq. ft. on main floor only).

The Complainant argued that based on the equity comparables provided the assessment of the subject at \$169.10 per sq. ft. is not equitable.

POSITION OF THE RESPONDENT

The Respondent presented seven direct sales comparables ranging from \$156.92 to \$232.65 per sq. ft. with an average of \$188.77 per sq. ft.

Further, the Respondent presented six equity comparables ranging from \$158.48 to \$192.25 per sq. ft. with an average of \$169.06 per sq. ft.

The Respondent argued that these comparables supported the assessment of the subject and requested the Board to confirm the assessment.

DECISION

The decision of the Board is to confirm the assessment of the subject at \$1,319,000.

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 Complainant's equity comparables closest to the subject in terms of size, site coverage and age range from \$141.03 to \$167.79 per sq. ft. requiring slight adjustments.

The Respondent's equity comparables closest to the subject in terms of location, size and site coverage range from \$159.25 to \$192.25 also requiring slight adjustments. The assessed value per sq. ft. is \$169.10.

The Board is of the opinion that both parties' equity comparables, when consideration is given to comparable attributes support the current assessment.

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
Gregg Properties Co. Ltd.