



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 439/10

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 2228112	Municipal Address 12846 146 Street NW	Legal Description Plan: 418RS Block: 7 Lot: 11
Assessed Value \$1,605,000	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 medium warehouse built in 1973 and located in the Bonaventure Industrial subdivision of the City of Edmonton. The property has a total building area of 14,424 square feet and site coverage of 39%.

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:

- What is the typical market value of the subject property?

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 argued that the assessment is incorrect. In support of this argument the Complainant presented three direct sales comparables ranging in value from \$67.28 to \$100.37 per sq. ft. with an average of \$85.88 per sq. ft. The subject is assessed at \$111.27 per sq. ft.

POSITION OF THE RESPONDENT

The Respondent presented four sales comparables ranging from \$103.98 to \$146.40 per sq. ft. In addition, the Respondent presented five equity comparables ranging in value from \$108.63 to \$128.79 per sq. ft.

The Respondent argued that these comparables support the assessment of the subject property and requested confirmation of the current assessment.

DECISION

The decision of the Board is to confirm the current assessment at \$1,605,000.

REASONS FOR THE DECISION

The Board is of the opinion that the best indicators of value come from both parties' comparables. The Complainant's sale # 2 using the City's time adjustment indicates a value of \$106.50 per sq. ft. This sale was also presented by the Respondent.

The Respondent's sale # 4 with adjustment to site coverage further supports the current value with an indicated value of \$103.98 per sq. ft.

Equity comparables presented by the Respondent indicate a range from \$108.63 to \$128.79 per sq. ft. The subject's value of \$111.27 falls within the range of equity comparables.

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
648804 Alberta Ltd.