



## 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 577/10

Canadian Valuation Group  
1200 10665 Jasper Avenue  
Edmonton, AB T5J 3S9

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 Assessment Review Board from a hearing held on November 1, 2010, respecting a complaint for:

<b>Roll Number</b> 2703023	<b>Municipal Address</b> 10640 122 Street NW	<b>Legal Description</b> Plan: RN22 Block: 7 Lot: 18, 19
<b>Assessed Value</b> \$1,908,500	<b>Assessment Type</b> Annual - New	<b>Assessment Notice for</b> 2010

#### **Before:**

Dean Sanduga, Presiding Officer  
Mary Sheldon, Board Member  
Brian Hetherington, Board Member

**Board Officer:** Karin Lauderdale

#### **Persons Appearing: Complainant**

Tom Janzen, CVG

#### **Persons Appearing: Respondent**

Abdi Abubakar, Assessment and Taxation Branch  
Steve Lutes, Law Branch

#### **PRELIMINARY MATTERS**

Upon questioning by the Presiding Officer, the parties present indicated no objection to the composition of the Board. In addition, the Board members indicated no bias with respect to this file.

The Respondent proposed a recommendation to revise the assessment to \$1,800,000. The Complainant agreed to the revised assessment.

## **BACKGROUND**

The subject is an 18 suite apartment building in west Edmonton. It was built in 1969 and contains 10 one bedroom suites, five two bedroom suites and three three bedroom suites.

## **ISSUE(S)**

The Complainant had attached to the complaint form a schedule listing numerous issues. Most of these had been abandoned and the remaining issues to be decided were:

- Does the assessment accurately reflect the market value of the subject property?
- What is the appropriate methodology when applying the income approach to value?
- Does the Direct Sales approach support the assessment of the subject?

## **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.*

## **DECISION**

The decision of the Board is to reduce the assessment of the subject to \$1,800,000.

## **REASONS FOR THE DECISION**

As stated above, the parties agreed at the outset of the hearing that the assessment of the subject should be reduced to \$1,800,000. The Respondent indicated to the Board that a Gross Income Multiplier (GIM) of 11.3% had been applied when valuing the property. However, after reviewing comparable sales, the Respondent submitted that a GIM of 10.6% was appropriate. Based on that, the Respondent recommended that the assessment be reduced to \$1,800,000 and the Complainant agreed to accept this recommendation.

Dated this 23<sup>rd</sup> day of November, 2010, at the City of Edmonton, in the Province of Alberta.

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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.*

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cc: Municipal Government Board  
Signature Properties Inc.