

Edmonton Composite Assessment Review Board (CARB)

Citation: Altus Group v The City of Edmonton, 2013 ECARB 01408

Assessment Roll Number: 9958517

Municipal Address: 2404 Rabbit Hill Road NW

Assessment Year: 2013

Assessment Type: Annual New

Between:

Sobey's Capital Incorporated represented by Altus Group

Complainant

and

The City of Edmonton, Assessment and Taxation Branch

Respondent

DECISION OF
James Fleming, Presiding Officer
Jasbeer Singh, Board Member
Taras Luciw, Board Member

Procedural Matters

[1] The parties had no objections to the composition of the panel. No bias was declared by the panel.

[2] At the request of the City, the parties were sworn.

Preliminary Matters

[3] There were no preliminary issues.

Background

[4] The property is a Sobey's Grocery Store built in 2001 and located in south west Edmonton. The land is 188,907 square feet and the building is 44,163 square feet. The property land use classification was not cited by either party. The property is valued on the Income Approach to Value (IAV) and the 2013 assessment is \$9,549,000.

Issue(s)

[5] The Complainant initially listed nine issues in their disclosure. Upon questioning at the outset of the hearing three outstanding issues were identified as:

- a. Does equitable treatment of the subject property require using 95% of the Gross Building Area (GBA) to calculate the net income when utilizing the IAV?
- b. Should the Capitalization Rate used in the valuation be increased from 6.5% to 7.0%?
- c. What is the best evidence for the rental rate for the Food Store?

Legislation

[6] The *Municipal Government Act, RSA 2000, c M-26*, reads:

s 1(1)(n) “market value” means the amount that a property, as defined in section 284(1)(r), might be expected to realize if it is sold on the open market by a willing seller to a willing buyer.

s 297 (1) When preparing an assessment of property, the assessor must assign one or more of the following assessment classes to the property:

- (a) class 1 - residential;
- (b) class 2 - non-residential;
- (c) class 3 - farm land;
- (d) class 4 - machinery and equipment.

(2) A council may by bylaw

- (a) divide class 1 into sub-classes on any basis it considers appropriate, and
- (b) divide class 2 into the following sub-classes:
 - (i) vacant non-residential;
 - (ii) improved non-residential,
 and if the council does so, the assessor may assign one or more sub-classes to a property.

s 289 (1) Assessments for all property in a municipality, other than linear property, must be prepared by the assessor appointed by the municipality.

(2) Each assessment must reflect

- (a) the characteristics and physical condition of the property on December 31 of the year prior to the year in which a tax is imposed under Part 10 in respect of the property, and
- (b) the valuation and other standards set out in the regulations for that property.

s 293 (1) In preparing an assessment, the assessor must, in a fair and equitable manner,

- (a) apply the valuation and other standards set out in the regulations, and
- (b) follow the procedures set out in the regulations.

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.

[7] The *Matters Relating to Assessment and Taxation Regulation, Alberta Regulation 220/2004* reads:

s 2 An assessment of property based on market value

(a) must be prepared using mass appraisal,

(b) must be an estimate of the value of the fee simple estate in the property, and

(c) must reflect typical market conditions for properties similar to that property.

s 3 Any assessment prepared in accordance with the Act must be an estimate of the value of a property on July 1 of the assessment year.

Issue 1: Should the Property be Valued Based on 95% of the GBA?

Position of the Complainant

[8] The Complainant presented Exhibit C-2 which contained a list of 92 properties. The Complainant submitted this evidence would demonstrate that properties with similar uses were being valued inequitably. The Complainant argued that several of the properties listed in Exhibit C2 had uses which were very similar to those of the subject. However, the valuation of these similar properties was done by taking 95% of the GBA and then applying an IAV to value the property whereas the subject property was valued using 100% of the Net Leasable Area (NLA).

[9] The Complainant argues that this created an inequity, and the subject property should be valued using the same 95% attribute as other similar properties.

[10] In addition, the Complainant highlighted three properties that were assessed under both the General Retail and Shopping Centre groups in 2012. These valuations produced differing values, demonstrating that the 2012 Assessment (prepared by the General Retail Valuation Group using the 95% number) was lower than the number produced by the Shopping Centre Valuation Group for the same year.

[11] Other properties were highlighted (Ex. C2, pg. 1 & 2) which the Complainant argued appeared to be Neighbourhood Shopping Centres, yet were assessed using 95% of the building area. They suggested if these properties were grouped as Neighbourhood Centres and assessed using the 95% factor, then the subject property should receive similar treatment.

[12] The Complainant submitted that these facts highlighted the inequity inherent in the assessment of the properties in these two groups. Using two different sets of variables to value similar groups is not equitable.

[13] Finally, the Complainant noted that the City time adjustment tables for the assessment year, had grouped Retail with Shopping Centres, and that other non-residential strata had separate time adjustment factors. This demonstrated that the City treated Retail and Shopping Centres similarly, and so they should be valued in a similar fashion.

[14] The Complainant submitted that this comprehensive evidence supported their request for the equitable treatment of the subject using 95% of the NLA to calculate the assessment value for the subject.

Position of the Respondent

[15] The Respondent argued that the City has the authority to stratify properties in order to achieve the best result in establishing value. In this case, the City had established two groups, a General Retail group, and a Shopping Centre group. Each of these groups has a unique set of attributes although some of the attributes were the same.

[16] In general, the properties in the Retail Group did not have an anchor tenant and owners often did not submit completed annual requests for information.

[17] For the Neighbourhood Shopping Centre group, the City provided a description (Ex. R1, pg. 171) which highlighted that there typically was an anchor tenant, and the Centres were generally less than 250,000 square feet in size. The Neighbourhood Shopping Centre group typically used 100% of the NLA.

[18] This apparent discrepancy in the area used to calculate the value is the heart of the issue. However, the City argues that the discrepancy does not really exist. They pointed out (Ex. R1, pg 58 & 50) that many of the owners of Retail properties did not provide data to the City. The City completed a study and determined that 95% of the GBA of these retail properties is about equal to the Net Leasable Area (NLA). Shopping Centres typically respond with the NLA numbers based on the Rent Rolls of the property.

[19] Thus, based on their analysis, the City has determined that 95% of the GBA in Retail is roughly equal to 100% of GLA in Shopping Centres. From the City's perspective, the methods yield an acceptable similar end result.

[20] The Respondent acknowledged that the three properties highlighted by the Complainant as being assessed under both valuation groups were originally assessed in 2012 had using the 95% figure (Ex. R1 pgs. 70 - 73). The correction of this error restored the Shopping Centre grouping for these properties.

[21] The Respondent asserted that the grouping of all of the properties into either Retail or Shopping Centres was correct, and was done in accordance with their authority.

[22] In regard to the properties in Ex. C2 the Respondent noted that the Land Use Code (LUC) did not represent the valuation group used for assessment. They affirmed that the properties in Ex. C2 were in fact general retail for assessment purposes.

[23] Finally, the Respondent presented several Board orders in support of their position (Ex. R1 pg. 74 - 164).

[24] In summary, the Respondent requested confirmation of the assessment.

Decision on Issue 1: 95% Request

[25] The assessment for the subject is correctly calculated using 100% of the leasable area.

Reasons for Issue 1:

[26] The CARB reviewed all of the evidence and argument.

[27] The CARB agrees that the City has the right to assign properties to different sub-classes, and that comes from the legislation. *The Municipal Government Act*, RSA 2000, c M-26, Sec 297 (MGA). As well, Section 2 (c) of *Matters Relating to Assessment and Taxation AR310/2009* (MRAT)

[28] The CARB concluded that it needed to consider two issues. The first was whether there was an equity issue comparing the subject with other properties. If there was found to be an equity issue, then further exploration would be warranted to establish how an equitable rate might be applied to the subject property given that the City had argued that 100% of NLA was equivalent to 95% of GBA, and therefore the rates were typically similar.

[29] Assessment equity has been defined and codified by many tribunals and courts to embody the concept of similar properties. The Respondent has indicated that the subject property is a Neighbourhood Shopping Centre while the comparables suggested by the Complainant are all grouped by the City as General Retail. This, the Respondent argues, is a different category which they are entitled to make and thus the subject and the comparables are not similar. The Complainant responds that regardless of the grouping, the properties are similar based on use and the type of tenancy.

[30] The Respondent explained the difference in the grouping principally in terms of the size (the larger it is, the more likely it will be placed in the Shopping Centre group), the existence of an anchor tenant, and as well, arguably, the owner's propensity to respond to requests for information. The Respondent submitted that the Shopping Centre group represents a homogeneous category of properties which behave in a similar fashion. The CARB did not receive sufficient evidence to dispute this.

[31] The Respondent advised that generally smaller non-anchored developments typically fit into the General Retail category. The CARB did not receive sufficient evidence to dispute this.

[32] It was clear to the CARB that the City has two distinct groupings of properties. The Complainant did not argue that the subject should be placed into the Retail group as opposed to the Shopping Centre group. In their opinion the properties were similar and thus were entitled to similar treatment.

[33] The CARB noted that individual tenants can appear in different groups, and in fact, it occurs all the time. It is possible that one tenant could appear in the Power Centre group and in a Neighbourhood Shopping Centre group in another location, and perhaps in a Regional Shopping Centre somewhere else. It is likely that in each of these properties, the tenant and the property will have different attributes. The typical rent may be different; the vacancy may be different; and the capitalization rate may differ for each type of property.

[34] The point here is to demonstrate that the type of tenant is not the determining factor in the assessment. Rather, it is the type of stratification which the City applies in their mass appraisal in order to group properties with similar characteristics.

[35] The CARB did not receive sufficient evidence from the Complainant that the subject property was similar enough to warrant the same treatment as the property in another grouping.

[36] The CARB considered the Complainant's evidence and argument concerning the time adjustment similarity between Retail and Shopping Centres. The CARB concluded that it was reasonable for the Retail and Shopping Centres to exhibit similar market trends; this did not mean that they were similar for assessment purposes.

[37] The CARB noted that the Time Adjustment Factor (Ex. C1, pg. 115) embraced all properties from the smallest retail to the largest Power Centre or Regional Mall, and just because they behaved the same way in one aspect, did not mean they were all similar for assessment purposes. Thus, the CARB concluded that there was insufficient evidence of the similarity and put little weight on the evidence.

[38] The CARB concludes that because the properties are legitimately stratified into different groupings by the City, the subject property is not similar to the properties in Ex. C2 for purposes of requiring equitable treatment between them.

[39] In reaching this decision, the CARB considered the three properties classed as Retail in 2012. The CARB accepts that this was an error on the part of the City. This conclusion is supported by the fact that the properties had been grouped as Shopping Centres prior to 2012 and were returned to the Shopping Centre stratification for 2013.

[40] Finally, the CARB has noticed on some similar complaints for other properties, that the GBA in the City documents (which were provided by the Complainant), was smaller than the Gross Leasable Area (GLA) for the properties. This is clearly impossible and highlighted for the CARB, the potential unreliability of the GBA figures. While this calls into question the nature of the relationship between GBA and GLA. There was not enough evidence to make a determinative decision on this matter, nor was it a particularly live issue in this complaint because of the different groupings/stratifications of the properties.

[41] The principal reason for the decision was the lack of similarity between the properties in the Shopping Centre group and the others in the General Retail group which is a prerequisite for a claim of equitable treatment.

Issue 2: What is the Best Evidence of the Capitalization Rate

Position of the Complainant

[42] The Complainant provided 24 sales of properties (with back up) to support their Capitalization Rate (cap rate) request (Ex. C1. Pg. 19). They acknowledged that six of the sales should be excluded for a variety of reasons.

[43] The Median and Average of Capitalization Rates, having excluded the six, were 7.15% and 7.24% respectively. The assessment for the subject property was calculated based on a cap

rate of 6.50%. The Complainant felt that their study provided good support for the use of a 7.00% cap rate for the subject.

[44] Upon questioning, the Complainant admitted that there was very little adjustment of the data. They suspected the Network (the data provider) had probably adjusted for large vacancies but probably not for such things as date of sale, type of retail and/or size etc. Despite this the Complainant argued that actual market sales should be used as they are the truest reflection of what was actually happening in the market.

[45] The Complainant suggested that the nature of the adjustments made by the City in their cap rate adjustment model did not accurately reflect the market, particularly where there were below market leases and other significant divergences from the norm.

[46] They asked that a cap rate of 7.00% be used for the valuation.

Position of the Respondent

[47] The Respondent provided a cap rate study utilizing 14 City-wide sales over the previous three years. This study produced a median of 6.18% and an average of 6.20% in support of the City cap rate of 6.50% used in the valuation (Ex. R1, pg. 30).

[48] The Respondent was most critical of the Complainant's study because there were no adjustments made by the Complainant. The Respondent indicated that in order to get a truly valid cap rate analysis, the sales had to be adjusted to bring them to the valuation date. Cap rates should be calculated using "typical" rental rates for the valuation year and time adjusted sale price.

[49] The reason for the use of typical data was to ensure that the assessment captured all of the elements of value including the leased fee so that the valuation reflected both the landlord's and the tenants' interest (the fee simple) in the property.

[50] The City provided an update to the Complainant's Cap Rate study using adjusted figures and the seven sales which were common to both parties' analysis, showing the difference between adjusting and not adjusting the net income (Ex. R1 pg. 28).

[51] In addition, the City also included a chart showing that after further adjusting the Complainant's Sale's Comparables study for time, the resulting cap rates supported the City analysis (Ex. R1, pg. 29).

[52] As well, the Respondent included summaries of the same sales provided by two data sources, and highlighted the differences in the information (Ex. R1, pg. 47 - 48). They indicated that this showed the unreliability of "raw" data.

[53] The Respondent provided summaries of cap rates from third party data suppliers. While acknowledging the weakness of third party data, the City noted that they were using the third party data to "support" not "establish" the cap rate calculation. Thus they felt it was appropriate to cite the third party evidence to show that their cap rate was well supported.

[54] They asked for confirmation of the 6.50% cap rate.

Decision

[55] The assessment for the subject is correctly calculated by using a capitalization rate of 6.5%.

Reasons for the Decision

[56] The CARB considered all of the evidence and argument on this issue.

[57] The CARB accepts the City's position that the correct method for calculating the cap rate for properties that have sold prior to the valuation date must use the "typical" rents for the subject for the valuation year. As well the "actual" sales price must be time adjusted to adequately reflect the value at the valuation date. This is accepted assessment methodology.

[58] The Complainant argued that this method of calculation was not appropriate in certain circumstances (for instance where there are very low rental rates). The Complainant did not offer a suitable alternative method of valuation other than using the actual data. The CARB concluded that the adjustments used by the City were necessary in order to "standardize" the values to a particular date (the valuation date), and allow an apples to apples comparison. Accordingly, the use of "straight sales data" was not given much weight.

[59] In addition, the CARB noted that the third Party data (Ex. R1, pgs. 49 - 53) generally supported the City rate.

[60] The CARB acknowledged the issue of the potential unreliability of data from third parties (such as the Network and Anderson) raised by the City, but noted that little weight was put on this evidence, because it was not demonstrated to be a pervasive problem.

[61] Accordingly, the CARB makes the decision as noted above.

Issue 3: What is the best evidence for the Rental Rate for the Food Store and the Jr. Anchor?

Position of the Complainant

[62] In support of a requested reduction of the assessed lease rate of the Food Store component of the subject property from \$15.50 to \$13.00 per square foot, the Complainant presented an analysis that expressed Food Store lease rates as a percentage of the adjoining CRU lease rates (C-1, pages 17 & 18). The purpose of this analysis was to demonstrate an inequity of the Food Store /CRU ratios based on the ages of the properties included in the analysis. The Complainant noted that by lowering the assessed lease rate of properties similar in age to the subject that the ratios achieved were more equitable.

[63] The Complainant also presented an analysis of the lease comparables provided by the Respondent (C-1, page 16) eliminating leases deemed as problematic (i.e.: dated leases, step up leases, etc.). The Complainant added two leases not utilized by the Respondent and arrived at a median lease rate of \$12.24 per square foot as further support for the requested Food Store lease rate of \$13.00 per square foot.

[64] In their Rebuttal, the Complainant provided a copy of 2013 ECARB 01117 (Ex. C4) which reduced Food Store rates from \$15.50 to \$14.50 per square foot. They asked that the decision be applied to the subject and the rate for the Food Store be reduced to \$14.50 per square foot.

Position of the Respondent

[65] In support of an assessed lease rate of \$15.50 per square foot for the Food Store component of the subject property the Respondent presented actual lease rate comparables (R-1, page 54) that were utilized in developing the assessed lease rate of \$15.50 per square foot. The comparables utilized were in a grouping ranging in age from 1991 to 2007. The Respondent advised that the City stratifies Food Stores into categories based on age as follows: 1980 and older, 1981 to 1990, 1991 to 2007 and 2008 and newer (R-1, page 175).

[66] The Respondent also provided equity comparables (R-1, page 55) of Food Stores in the same age and size range as the subject property that were all assessed at \$15.50 per square foot.

[67] The Respondent referenced a 2013 CARB decision (R-1, pages 103 to 111) which confirmed a \$15.50 Food Store lease rate as fair and equitable.

Decision

[68] The decision of the Board is to reduce the assessed lease rate of the Food Store to \$14.50 per square foot.

Reasons for the Decision

[69] The Board found that the analysis presented by the Complainant (C-1, pages 25 & 26) linking the Food Store lease rates by ratio to adjoining CRU lease rates was neither accepted appraisal nor assessment methodology and there was no corroborating evidence from the Complainant to support the assertions. Accordingly, little weight was placed on this evidence.

[70] Both parties acknowledged that the CARB is not bound by its previous decisions.

[71] However, with respect to the issue of the lease rate of the Food Store component of the subject property the Board reviewed the decision in 2013 ECARB 01117, and because the “data” was similar (if not identical), the CARB accepted the basis for the decision.

[72] Accordingly, the CARB makes the decision outlined above

Summary

[73] The CARB considered three issues and made decisions as follows

- a. 100% of the GLA should be used to calculate the net income.
- b. The Capitalization Rate is confirmed at 6.5%
- c. The assessed rental rate for the Food Store is reduced to \$14.50.

[74] As a consequence, the Complaint is allowed in part, and the assessment is reduced from \$9,549,000 to \$8,927,500.

Dissenting Opinion

[75] There was no dissenting opinion.

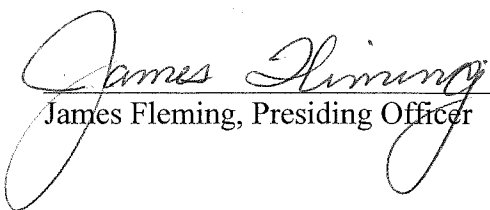
Heard commencing September 30, 2013.

Dated this 15th day of October, 2013, at the City of Edmonton, Alberta.

Appearances:

Jordan Nichol
for the Complainant

Amy Cheuk
Ryan Heit
for the Respondent


James Fleming, 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, RSA 2000, c M-26.