

Edmonton Composite Assessment Review Board

Citation: SOKIL HOLDINGS LTD as represented by COLLIERS INTERNATIONAL REALTY ADVISORS INC v The City of Edmonton, 2014 ECARB 01153

Assessment Roll Number: 9942037
Municipal Address: 8735 126 AVENUE NW
Assessment Year: 2014
Assessment Type: Annual New
Assessment Amount:

Between:

COLLIERS INTERNATIONAL REALTY ADVISORS INC

Complainant

and

The City of Edmonton, Assessment and Taxation Branch

Respondent

DECISION OF
Shannon Boyer, Presiding Officer
John Braim, Board Member
Judy Shewchuk, Board Member

Procedural Matters

[1] The Board members stated they had no bias with respect to this file and upon questioning by the Presiding Officer, the parties stated that they did not object to the Board's composition.

Preliminary Matters

[2] The Respondent made a recommendation to the Board to reduce the 2014 assessment to \$672,000 for the reason that there was an issue with the modelling process and it was appropriate to reduce the assessment by 20%. The Complainant informed the Board that the Respondent's recommendation was acceptable.

Background

[3] Municipally addressed as 8735-126 Ave. NW, the subject is a 46,487.97 square foot lot used for vehicle and trailer storage. The 2014 assessment is \$840,500.

Issues

[4] Is the 2014 assessment appropriate and equitable?

Position of the Complainant

[5] The Complainant entered a written brief and rebuttal into evidence, but further presentation of evidence was not required in light of the Respondent's recommendation to reduce the assessment.

Position of the Respondent

[6] The Respondent entered a written brief into evidence, but further presentation of evidence was not required in light of the recommendation to reduce the assessment and the Complainant's acceptance.

Decision

[7] The Board reduces the 2014 assessment to \$672,000.

Reasons for the Decision

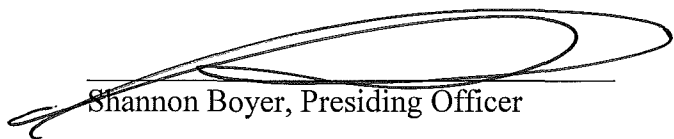
[8] Upon hearing the Respondent's recommendation to reduce the assessment from \$840,500 to \$672,000 to correct a modelling issue, and upon noting that the Complainant finds the reduction acceptable, the Board finds that the appropriate assessment is \$672,000.

Dissenting Opinion

[9] There was no dissenting opinion.

Heard September 4, 2014.

Dated this 5 day of SEPT, 2014, at the City of Edmonton, Alberta.


Shannon Boyer, Presiding Officer

Appearances:

James Phelan

Stephen Cook

for the Complainant

Scott Hyde

for the Respondent

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.