

**CALGARY
ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

In the matter of the complaint against the property assessment as provided by the *Municipal Government Act*, Chapter M-26, Section 460(4).

between:

Altus Group, COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

***T. Hudson, PRESIDING OFFICER
D. Julien, MEMBER***

This is a complaint to the Calgary Assessment Review Board in respect of a property assessment prepared by the Assessor of The City of Calgary and entered in the 2010 Assessment Roll as follows:

ROLL NUMBER: 100006907
LOCATION ADDRESS: 5855 9 ST SE
FILE NUMBER: 56396
ASSESSMENT: \$ 3,630,000

This complaint was heard on the 24th day of June, 2010 at the office of the Assessment Review Board located at 4th floor, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 1.

Appeared on behalf of the Complainant:

- *Randall Worthington* *Altus Group*

Appeared on behalf of the Respondent:

- *Rob Ford* *Assessor, City of Calgary*

PROPERTY DESCRIPTION:

The subject property is a multi-tenanted warehouse constructed in 1974 on a 2.11 acre site in the Burns Industrial district in the Central Industrial Region. The building has 24,704 sq ft of net rentable area with 63% office finish and site coverage of 26.88%. The current assessment is \$3,630,000 or \$147 psf rounded. The requested assessment is \$2,890,000 or \$117 psf rounded.

ISSUES/GROUNDS FOR COMPLAINT:

At the commencement of the hearing the Respondent indicated that the subject property assessment should be reduced due to a negative topography influence that was not recognized in the current assessment. The reduced assessment recommended is \$2,990,000 or \$121 psf rounded. The Complainant indicated that the reduced assessment is acceptable.

BOARD FINDINGS:

The Board is satisfied that the amended assessment is a reasonable estimate of the market value of the subject property.

BOARD DECISION:

The assessment of the subject property is reduced to \$2,990,000.

REASONS:

The amended assessment gives due recognition to the negative topographical (ie, Slope) conditions on the subject property.

DATED AT THE CITY OF CALGARY THIS 27th DAY OF JULY 2010.



T. Hudson
Presiding Officer

TH/mc

Cc: Owner

An appeal may be made to the Court of Queen's Bench on a question of law or jurisdiction with respect to a decision of an assessment review board.

Any of the following may appeal the decision of an assessment review board:

- (a) the complainant;*
- (b) an assessed person, other than the complainant, who is affected by the decision;*
- (c) the municipality, if the decision being appealed relates to property that is within the boundaries of that municipality;*
- (d) the assessor for a municipality referred to in clause (c).*

An application for leave to appeal must be filed with the Court of Queen's Bench within 30 days after the persons notified of the hearing receive the decision, and notice of the application for leave to appeal must be given to

- (a) the assessment review board, and*
- (b) any other persons as the judge directs.*