

**CALGARY
ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

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

between:

Altus Group Ltd., COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

L. Wood, PRESIDING OFFICER

D. Pollard, MEMBER

J. Massey, MEMBER

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

ROLL NUMBER: 112002308

LOCATION ADDRESS: 6923 FARRELL ROAD SE

HEARING NUMBER: 59505

ASSESSMENT: \$4,010,000

This complaint was heard on 8th day of July, 2010 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 5.

Appeared on behalf of the Complainant:

- *Ms. C. Van Staden*

Appeared on behalf of the Respondent:

- *Mr. G. Bell*

Board's Decision in Respect of Procedural or Jurisdictional Matters:

The Complainant requested that comments made by her colleague, Mr. Randall Worthington, in regards to the valuation model and in particular how multi building sites are assessed by the City of Calgary, be carried forward to this case as well. The Respondent had no objections. The Board agreed to carry forward his comments from file #57541.

Property Description:

The subject property has two warehouses located on a 2.01 acre site in Fairview Industrial. The first is a multi tenant warehouse of 19,562 sq ft and the second is a single tenant warehouse of 2,100 sq ft. Both warehouses were built in 1971.

Issues:

1. Market sales in the Central region indicate the subject property assessment is overstated.

Complainant's Requested Value: \$2,790,000

Board's Decision in Respect of Each Matter or Issue:

The Board notes that the Complainant had several statements on the appendix attached to the complaint form; however, the Board will only address those issues that were raised at the hearing.

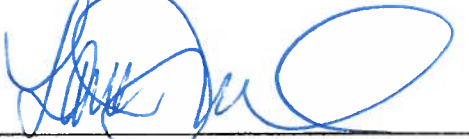
Market sales in the Central region indicate the subject property assessment is overstated.

The Complainant submitted five sales comparables in support of reducing the assessment of the subject property (Exhibit C1 page 14). However, the Board finds the sale of the subject property in November of 2007 for \$4,150,000, which included two adjacent land parcels, is the best evidence of its market value (Exhibit R1 page 18). The Board notes that the two adjacent land parcels were assessed for a total of \$701,000 in 2010. By deducting the land assessments from the subject property's current assessment, the Board arrives at an assessed value of \$3,310,000 for the subject property.

Board's Decision:

It is the decision of the Board to reduce the assessment for the subject property from \$4,010,000 to \$3,310,000 for the 2010 assessment year.

DATED AT THE CITY OF CALGARY THIS 6th DAY OF AUGUST 2010.



**Lana J. Wood
Presiding Officer**

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.*