

**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 Ltd., COMPLAINANT***

**and**

***The City Of Calgary, RESPONDENT***

**before:**

***B. Horrocks, PRESIDING OFFICER***

***S. Rourke 1, MEMBER***

***R. Roy, 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:

<b>ROLL NUMBER:</b>	<b>117007203</b>
<b>LOCATION ADDRESS:</b>	<b>8019 54 ST SE</b>
<b>HEARING NUMBER:</b>	<b>56435</b>
<b>ASSESSMENT:</b>	<b>\$3,310,000</b>

This complaint was heard on the 8th day of September, 2010 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 2.

Appeared on behalf of the Complainant:

- Mr. J. Weber

Appeared on behalf of the Respondent:

- Mr. J. Lepine

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

None. The merit hearing proceeded.

**Property Description:**

The subject property is a 2.13 acre parcel located in the Great Plains industrial community in SE Calgary. The site contains a single tenant warehouse with 16,266 sq. ft. of rentable area. The building was constructed in 1999 and the site coverage is 14.96%.

**Issues:**

The "Assessment Review Board Complaint" form contained 11 Grounds for appeal. At the outset of the hearing the Complainant advised that the direct sales comparison, as utilized by the Respondent, would yield a better estimate of Market value than the income approach used by the Complainant.

**Complainant's Requested Value:** \$2,690,000

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

**Issue – Market value**

The Complainant submitted evidence package labelled C-1.

The Complainant at page 56 calculated the market value utilizing the income approach in support of his request for an assessment of \$2,690,000. The Complainant suggested the value of the additional land should be approximately \$1,000,000.

The Respondent submitted evidence package labelled R-1.

The Respondent at page 18 included 6 sales comparables with Time Adjusted Sales Prices (TASP) ranging from \$140 to \$230 / sq. ft. with a median of \$217 / sq. ft.

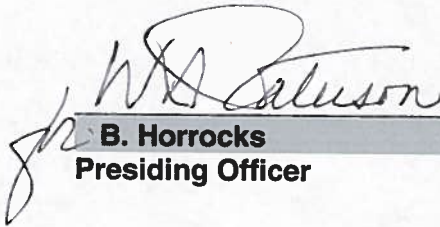
The Respondent advised the value of the additional land was captured in the site coverage.

The Complainant advised that he had reviewed the Industrial Sales Comparables on page 18 of R-1. Taking into consideration the (TASP) for the 3 most recent sales, he had concluded that the market information would support an assessment of \$204 / sq. ft. and that confirmation was warranted.

**Board's Decision:**

The 2010 assessment is confirmed at \$3,310,000. (\$204 / sq. ft.)

DATED AT THE CITY OF CALGARY THIS 15 DAY OF September 2010.



**B. Horrocks**  
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.*