

**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:

J. Gilmour, PRESIDING OFFICER

J. Rankin, MEMBER

J. Pratt, 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:	116024308
LOCATION ADDRESS:	5151 – 74 AVENUE S.E CALGARY, AB
HEARING NUMBER:	56421
ASSESSMENT:	\$4,130,000

This complaint was heard on 27th day of September, 2010 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 9.

Appeared on behalf of the Complainant:

- *J. Smiley* (Altus Group Ltd.)

Appeared on behalf of the Respondent:

- *I. Baigent* (Assessor. City of Calgary)

Property Description:

The subject property is located in the Foothills area of the City of Calgary. The warehouse, built in 1981 has a site coverage of 36% and are situated on 1.6 acres of land. The two warehouses have rentable building area of 12,420 and 13,420 sq. ft. respectively and have office spaces of 13% and 12%. Based on the assessment value, this equates to \$159 per sq. ft.

Issues:

What is the current market value of the subject property?

Complainant's Requested Value: \$3,510,000 or \$136 per sq. ft.

Board's Decision in Respect to the Issue:

Based on recent decision(s) of the Board, the comparables and time-adjusted sales rates presented by both parties, the Board was able to reach a fair and reasonable market value for the subject property.

Board's Decision:

The assessment is reduced to \$3,510,000.

DATED AT THE CITY OF CALGARY THIS 14 DAY OF OCTOBER 2010.


J. Gilmour
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.*