

**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, Revised Statutes of Alberta 2000 (the Act).

between:

444 5 AVENUE GROUP INC., COMPLAINANT
(Represented by Altus Group)

and

The CITY OF CALGARY, RESPONDENT

before:

Board Chair P. COLGATE
Board Member K. COOLIDGE
Board Member E. BRUTON

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 2011 Assessment Roll as follows:

ROLL NUMBER: 068052802

LOCATION ADDRESS: 444 5 AVENUE SW

HEARING NUMBER: 66937

ASSESSMENT: \$27,720,000.00

This complaint was heard on 15 day of June, 2012 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:

- Scott Meiklejohn, Altus Group. – *Representing 444 5 Avenue Group Inc.*

Appeared on behalf of the Respondent:

- Emilia Boresenko – *Representing the City of Calgary*

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

The Board derives its authority to make this decision under Part 11 of the Municipal Government Act (the "Act"). The parties had no objections to the panel representing the Board as constituted to hear the matter.

Preliminary Matter:

The preliminary matter raised in File Number 67921, Roll Number 068079508 – 304 8 Avenue SW has been cross referenced to this hearing and the Decision on the preliminary matter has been entered into the record for this complaint as follows:

Board Ruling on the Preliminary Matter with respect to the complaints for Roll Numbers 067023002, 068052802, 068053206, 068079508 and 068224500

The Complainant raised a two-prong argument with respect to the requests for information filed pursuant to the Municipal Government Act, Sections 299 and 300. (See Addendum) The Complainant raised two elements to be examined by this Board. Firstly, did the City of Calgary Assessment Business Unit fail to comply with Section 299 and 300 of the Act when they failed to provide specifically, requests for studies prepared by the City of Calgary Assessment Business Unit in the development of the 2012 assessment? Secondly, did the City of Calgary Assessment Business Unit subsequently submit in its hearing evidence documents in violation of Section 9(4) of the Matters Relating to Assessment Complaint Regulation (MRAC)?

From the evidence presented, the Board found that the Complainant submitted requests for information to the City of Calgary Assessment Business Unit on January 20, 2012, March 13, 2012 and March 30, 2012. The Complainant received a Non-Residential Properties Income Valuation Report in response to the request; however, their request for specific studies – rental rate studies, vacancy rate studies, non-recoverable rate study, operating cost study and market parameters in determination of class were not provided. The Complainant testified a meeting was held with the Assessment Business Unit representative but requests for the studies were declined.

In a letter dated April 13, 2012 from Mr. Fairfield, the Acting City Assessor/Director, to Mr. Brazzell, Senior Director of the Altus Group, Mr. Fairfield responded "Section 299 is designed for an assessed person to get documentation in the possession of the assessor about the property that was used in the assessment, listings of the variables in the model and the ranges of those variables. Studies used in the creation of those variables, or coefficients of valuation

model are not producible under the terms of the legislation.” Mr. Fairfield went on to state, “There is no obligation under Section 299 to produce all the sales in the valuation model, all the leases in the valuation model, capitalization rate studies, vacancy studies, or any of the other studies that you reference in your request letter. In fact the provision of much of the information you are requesting would breach the confidentiality of various sources of information and is therefore prohibited by law.”

Both the Complainant and the Respondent agreed that rates for vacancy, operating costs, etc. were provided by the City of Calgary during the customer review period, but there was no exchange of the studies requested by the Complainant.

The Complainant had filed with the Minister of Municipal Affairs a complaint on the matter of non-compliance by the City of Calgary Assessment Business Unit under Section 27(6) of the Matters Relating to Assessment and Taxation Regulation. Both parties have agreed this matter is now before the Minister for review and therefore this Board would not address the first prong.

As to the second prong of the Complainant's preliminary matter, this related to the application of Section 9(4) of MRAC, which sets out:

9(4) A composite assessment review board must not hear any evidence from a municipality relating to information that was requested under section 299 or 300 of the Act but not provided to the complainant.

This Board took guidance from the Alberta Court of Queen's Bench decision, on a Leave to Appeal, of the Honourable Madam Justice D.A. Sulyma, in this matter between Canadian Natural Resources Limited v. The Regional Municipality of Wood Buffalo, The Regional Municipality of Wood Buffalo Composite Assessment Review Board and the Minister of Justice, Attorney General for Alberta. (2012) ABQB 177 (Wood Buffalo)

Wood Buffalo addresses the question of a municipality's compliance with Sections 299 and 300 of the MGA and the question of what constitutes “sufficient information”. In Wood Buffalo the municipality provided only the specific information requested by the Complainant and then submitted additional reports before the Wood Buffalo Composite Assessment Review Board.

In the hearings before this Board, a very detailed list of information, identifying studies prepared by the City of Calgary Assessment Business Unit were requested by the Complainant from the municipality in the manner required by the municipality.

The question raised before this Board was, “Did the Assessment Business Unit set restrictions on the information it would release to the Complainant and then contradict those restrictions by including the information in the Respondent's evidence submissions?”

The Wood Buffalo Decision of Justice Sulyma clearly indicated there should be no limits placed upon the information provided by the municipality in response to an information request. In Wood Buffalo, the municipality put forward the argument that it had provided the information requested. In the case before this Board, the Respondent stated that it provided the information as set out in the Municipal Government Act and its Regulations or refused on the basis of their interpretation of the Freedom of Information and Privacy Act, as stated in the letter of reply dated April 13, 2012.

Justice Sulyma established what is “sufficient information”. All information the municipality has in its possession that was instrumental in the establishment of the assessment. The Act states in its wording:

299(1.1) stipulates that, “sufficient information in respect to a person’s property must include (a) all documents, records and other information in respect of that property that the assessor has in the assessor’s possession or under the assessor’s control”.

Justice Sulyma has established the threshold or standard to which all municipalities must now achieve with respect to the disclosure of information. In the opinion expressed by Justice Sulyma, the essence of Sections 299 and 300 is full disclosure of all information to allow the taxpayer to fully appreciate the information used to establish the assessment.

The Board found the argument put forward by the Respondent in refusing to provide information based upon the Freedom of Information and Privacy Act is not supported in law or in fact. The action of the Assessment Business Unit itself undermined their position. The Act states:

Section 301.1 that “Sections 299 to 301 prevail despite the Freedom of Information and Privacy Act”.

The Respondent sought to include the requested information in its evidence submission after refusing the Complainant’s request of March 30, 2012. The Respondent must comply with the disclosure requirements prescribed in the Act. Any documents it is prepared to submit in its evidence packages, which show how the assessor prepared the assessment of that person’s property, must be available to the Complainants/taxpayers upon request, including any studies conducted to determine assessments.

The request for the Board not to hear evidence with respect to studies of the Assessment Business Unit requested under Sections 299 and 300 is well founded. Accordingly, the Board will not allow the introduction of the studies for the scheduled hearings. The Board will not consider the relevant pages and the Respondent will not be allowed to present them into evidence. The specific pages will be identified as each hearing is conducted.

This decision does not affect working documents and coefficients which have been restricted in prior decisions and under legislation, but is specific to any documents the Respondent was purporting to submit in an evidence package before this Board. It must be appreciated that the decision by Justice Sulyma is recent and so its full meaning must be worked out over time, for the assessment process and the tribunal system are ever evolving systems.

The decision of this Board in no way is a ruling on the merits of the individual hearings. There is still an onus/burden of proof to be met by the Complainant. The merit hearings will proceed.

Ruling presented June 12, 2012

Following the preliminary matter ruling on June 12, 2012 it was made clear to the Board through questions raised by the Respondent and comments of the Complainant that the documents that the Board ruled to exclude were in fact part of the Complainant’s rebuttal document.

The Board discussed the question of what was evidence, when it became evidence and if it

could be questioned and therefore introduced indirectly for the Respondent. It was the ruling of the Board to expand and clarify the original ruling to encompass all submitted documents, from both the Complainant and the Respondent, resulting in the exclusion of the studies. It was the opinion of the Board that justice would not be served if documents excluded under the initial ruling were permitted to be entered through another source, effectively nullifying the intent of the Board's ruling.

Ruling presented June 13, 2012

Merits of the individual hearings were then heard by the Board and decisions rendered.

At the request of the Complainant and the Respondent the merit presentations for the following roll numbers – 067023002, 068052802, 068053206, 068079508 and 068224500 would be cross-referenced.

For Roll Number 068052802 the excluded material was R1, Pages 15, 16, 21 and the column "The City of Calgary Analysis" from the table on page 20 and C3, Pages 37, 38, 40, and 41.

Property Description:

The subject property, historically identified as the Daon Building, is a 23 storey, B- quality, commercial office/retail building (CS1025) located at the North-east corner of 5th Avenue and 4th Street SW in the Downtown Commercial Core (DT1). The structure, situated on a 0.29 acre parcel, has 23 storeys; with a total area is 168,805 square feet broken into 163,052 square feet of office space, 5,015 square feet of retail and 638 square feet of storage. There are 6 assessed parking stalls on the site. The building was constructed in 1972. The subject property has been assessed, based upon the Income Approach, at \$27,740,000.00 or \$164.21 per square foot.

Complainant's Requested Value: \$16,040,000.00

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

In the interest of brevity, the Board will restrict its comments to those items the Board found relevant to the matters at hand. Furthermore, the Board's findings and decision reflect on the evidence presented and examined by the parties before the Board at the time of the hearing.

Both the Complainant and the Respondent submitted background material in the form of aerial photographs, ground level photographs, site maps and City of Calgary Assessment Summary Reports and Income Approach Valuation Reports.

Both parties also placed Assessment Review Board decisions before this Board in support of their positions. While the Board respects the decisions rendered by those tribunals, it is also mindful of the fact that those decisions were made in respect of issues and evidence that may be dissimilar to the evidence presented to this Board. The Board will therefore give limited weight to those decisions, unless issues and evidence were shown to be timely, relevant and materially identical to the subject complaint.

ISSUE: Are the parameters applied to the subject property correct and reflective of

actual rates for the subject property?**Complainant's Evidence:**

The Complainant stated to the Board, both in presentation and through questioning that the request was not for a change of the quality classification of the property, but rather a change to the parameters applied to determine the assessment for the property. To support the requested value the Complainant examined the individual parameters applied to the subject property, with emphasis on Net Rental Rate, Vacancy Allowance and Capitalization Rate for which rate changes were requested.

The Board notes the Complainant's evidence identified as C2 contains the supporting documents - RealNet and Alberta Data Search – for the sales submitted by the Complainant. The evidence, package C2, was submitted for all hearings for the week of June 11, 2012.

Net Rental Rates

The Complainant noted the subject was currently assessed for \$15.00 per square foot for office space, \$16.00 per square foot for retail space, \$8.00 per square foot for storage and \$400.00 per stall for parking, the typical rates for a B- building. The request by the Complainant is \$12.00 per square foot for office space, \$14.00 per square foot for retail space, \$8.00 per square foot for storage (unchanged) and \$375.00 per stall for parking, the typical rates for a C building.

In support of the request the Complainant submitted a copy of the July 1, 2011 Rent Roll for the subject (C1. Pg. 29-31). No analysis was provided but the Complainant testified the range for leases was \$9.00 to \$20.00 per square foot, with a mean of \$14.41 and a median of 14.25.

A "Comparable Rent Summary – Class C" table (C1, Pg. 62) was submitted, composed of office leases from five different buildings commencing from January 1, 2010 to November 1, 2011. The analysis of the leases presented indicated a mean of \$11.50 per square foot, a weighted mean of \$9.94 per square foot and a median of \$12.00 per square foot.

No argument was submitted by the Complainant to support a change to the retail rate except for the rent roll with indicated leases of \$17.00 to \$22.00 per square foot (C1. Pg. 29-31).

The Complainant requested a rate of \$375.00 per stall for parking, consistent with a C quality building. The complainant submitted a CRESA Partners analysis of "Historical Reserved Parking – June 30 – CRESA Partners" (C1, Pg 64). Supporting documents were found in the submission (C1, Pg. 91-94). A table prepared by CRESA Partners (C1, Pg 93) indicated a value of \$385.00 per month for a reserved parking stall.

Vacancy Allowance

The Complainant requested the vacancy allowance for the subject be increased from 8.0% to 15.0% for the office, retail and storage spaces and from 2.0% to 15.0% for the parking stalls.

The Respondent submitted numerous documents in support of the request – rent roll and third party reports. The rent roll submitted indicated the vacancy in the building was 11.79% on July 1, 2010. Third party reports included CRESA, "Historical Office Vacancy – June 30 – CRESA

Partners" (C1, Pg 64) indicated total vacancies of 10.06% for B class office space and 13.98% for C class office space. This represents a combining of headlease and sublease vacancy rates for the C class building in the downtown (C1, Pg. 73). Additional lease documents were found in the Complainant's submission (C1, Pg. 87-88).

CRESA Partners, recognizing the subject building as a B class structure, indicated the headlease vacancy was 13.73% and subleases vacancy was 1.04% for the second quarter of 2011 (C1, Pg. 87).

Capitalization Rate

The Complainant advised the Board of the difficulty, for both the Complainant and the Respondent, to establishing a current capitalization rate due to the lack of valid sales in the downtown district. In fact, no sales had occurred in the downtown since 2008.

The Complainant requested a change to the capitalization rate from 7.5% to 8.0%

The Complainant reviewed 12 sales of B class buildings which occurred in DT1 and DT2 market zones in the years 2007 and 2008, one of which was the subject building at 444 5 Avenue SW (C1, Pg 99). Capitalization rates were determined for each sale based upon the Net Operating Income at the time of sale. The resulting analysis indicated a mean of 6.99%, a weighted mean of 6.9% and a median of 7.2% for the capitalization rate. The subject property at the time of sale had a capitalization rate of 7.26%.

A similar analysis was conducted on five sales of C class buildings which occurred in DT2 and DT9 market zones in the years 2007 (C1, Pg. 101) The resulting analysis indicated a mean of 7.59%, a weighted mean of 7.39% and a median of 8.11% for the capitalization rate.

The Complainant submitted third party capitalization reports covering the years 2007 through 2010 by CB Richard Ellis and the years 2008 through 2011 by Colliers International. (C1, Pg. 105-119)

The Complainant submitted to this Board that in the absence of current sales to establish a capitalization rate one should return to the time when sales were available in order to do so. One would then review how the market has changed over time to adjust or extrapolate a current capitalization rate.

The Complainant submitted that market rents have decreased since the market highs in 2007-2008 to the market of 2011, specifically referring to the Rent Roll (C1, Pg 29) to illustrate the decline for rents from the highs of \$35.00 to \$39.00 per square foot to the current rental rates of \$14.00 to \$16.00 per square foot.

The Complainant testified vacancy rates have increased over time and the risk level of ownership has increased. The overall change in market conditions has resulted in the need to recognize an increase to the capitalization rate for application to the 2011 assessments. It was the Complainant's position that the review of the changes over time warranted an increase to the capitalization rate.

In addition to the materials reference relating to the specific rate changes, the Complainant

submitted equity studies comparing the subject property to downtown office building of both C and B- quality. The Complainant reviewed the similarities and difference with respect to year of construction, total area, assessment and assessment per square foot, operating costs, non-recoverable allowances, parking rates, parking vacancy, office area, retail area and storage area.

Respondent's Evidence:

As previously mentioned, portions of the Respondent's submission were excluded from the presentation.

The Respondent noted an actual income of \$3,268,418.00 and a capitalization rate of 7.50% suggested a market value of \$43,578,902.00 for the subject property.

Net Rental Rates

The Respondent submitted a Rent Roll for the subject property dated November 1, 2011 (R1, Pg.10-12) and a Lease Summary table (R1, Pg 9). The Respondent calculated the mean office rate of \$23.10 per square foot, a weighted mean office rate of \$22.79 per square foot and a median office rate of \$17.00 per square foot. The current typical net rental rate is \$15.00 per square foot for office space.

The Respondent submitted a "2012 Downtown Office Net Rent Rates" table (R1, Pg 14) which showed for a City of Calgary typical net rent rate of \$15.00 per square foot in DT1 for B-buildings. Third party reports indicated rates of \$19.56 per square foot by CB Richard Ellis, \$18.00 per square foot by Barclay Street and \$18.00 per square foot by Avison Young. The third party reports do not distinguish different levels within the quality classifications. The Respondent testified third party reports are not used to determine the City of Calgary rates, but are reviewed as a check against the values set.

The Respondent presented the leases of the retail spaces in support of the current rate of \$16.00 per square foot. The current leases, starting in 2002 and 2006, show rental rates of \$17.00 to \$22.00 per square foot. The retail leases have 10 year terms and will not expire until 2012 and 2016. The typical retail space net rental rate is currently set at \$16.00 per square foot.

The Respondent noted for the Board the parking stalls in the structure were currently being leased for \$400.00 per stall, as indicated on the Rent Rolls provided. Parking stalls are currently set at a rate of \$400 per stall.

Vacancy Allowance

The Respondent presented a "2012 Downtown Office Vacancy" table (R1, Pg. 20) which showed for the City of Calgary a typical vacancy rate of 8% in DT1 for B- buildings. Third party reports indicated vacancy rates of 8.47% by CRESA, 9.54% by Altus InSite, 11.5 % by Avison Young and 9.8% by Barclay Street. The third party reports do not distinguish different levels within the quality classifications.

The Respondent's evidence consisted of a third party report by Altus InSite (R1, Pg 22) which

indicated a total vacancy rate for class B space at 8.6% for the second quarter of 2011 and 6.8% for the third quarter of 2011.

Under questioning by the Respondent it was shown that vacancy for the parking was currently at 0% and each stall was leased for \$400.00 per month.

Capitalization Rate

The Respondent presented a "2012 Downtown Office Capitalization Rate" table (R1, Pg. 24) which showed for the City of Calgary a typical capitalization rate of 7.5% in DT1 for B buildings. Third party reports indicated capitalization rates of 6.3%-7.8% by Altus InSite, 7.75%-8.25% by CB Richard Ellis and 7.25%-8.25% by Colliers International. Documents from Altus InSite were submitted showing historical changes in capitalization rates for B quality office space and also rates for other Canadian cities. (R1, Pg. 25-28)

The Respondent submitted a "2012 Downtown Office B- Class Equity" report (R1, Pg.30) illustrating the consistent application of the rates in the determination of the 2012 assessments.

Several sales were submitted into evidence – 119 6 Avenue SW (R1, Pg. 31) which sold April 13, 2011; Fifth Avenue Place (R1, Pg. 32-34) which sold on April 29, 2010; 510 5th Avenue SW (R1, Pg. 35-37) which sold August 8, 2011; 604 1st Street SW (R1, Pg. 38-42) which sold on September 2, 2010; 744 4th Avenue SW (R1, Pg 43-44) which sold May 19, 2011 and 910 7th Avenue SW (R1, Pg. 45-47) which sold on August 23, 2011.

Findings of the Board

The Board restricted its findings to those parameters which the Complainant requested to be changed for the subject property – Net Rental Rate, Vacancy Allowance and Capitalization Rate.

Net Rental Rates

Taking some guidance from the Complainant and the Respondent, the Board looked at the recent office leases signed within a year of the valuation date (July1, 2010 to July 1, 2011) with limitations – no leases of 1 year or less and no month-to-month leases.

The Board determined 13 leases met the criteria set with an indicated range of \$14.00 to \$16.00 per square foot, an average of \$14.65 and a median of \$15.00 per square foot.

The Board was unable to place weight on the Complainant's "Comparable Rent Summary – Class C" for several reasons. The analysis included month-to-month leases, owner occupied spaces, short term leases and buildings which were not currently classified as C quality.

The Board found the Complainant's requested rate of \$12.00 per square foot for office space was not supported through the rent roll for the subject property.

The Complainant's requested retail rental rate of \$14.00 per square foot was not supported by current leases ranging from \$17.00 to \$22.00 per square foot. The Board notes these are dated leases but no evidence was submitted to show the rate would substantially change upon renewal in 2012.

The Board found the requested change for parking is not supported by the lease information provided. Additionally the Complainant's submitted table, "Historical Reserved Parking – June 30 – CRESA Partners" (C1, Pg 64) which stated the 2011 rate for B class building parking was \$418.03 per stall and for C class building parking was \$410.68 per stall did not support the requested adjustment to the net rental rate. The CRESA Partners value for 444 5 Avenue SW parking was \$385.00, a rate not supported by the rent roll for the subject property.

The Board finds the requested net rental rates submitted by the Complainant were not supported by market evidence. The Board confirms the rates as applied by the City of Calgary in the determination of the assessment.

Vacancy Allowance

The Board found the evidence submitted by the Complainant established that for July 1, 2010 the subject property did experience a higher than typical vacancy rate. However, the Complainant failed to establish any long term vacancy trend for the subject which would indicate a chronic vacancy condition for the building and supportive of an adjustments. Lacking the long term evidence of high vacancy the Board found no grounds for an adjustment to the vacancy rate.

Capitalization Rate

The Board notes the third party report, "Canada Cap Rate Report – Q2 2011 – Investments" by Colliers International (C1, Pg. 117) indicated for Calgary class B structures a capitalization rate ranging from 7.25% to 8.25%. Both the current rate of 7.5% and the requested rate of 8.0% fall within the range set by this report.

The Board found that while the Complainant's analysis of changes over time did show trends and how parameters can be subjectively applied, there was a failure to adequately connect and weigh the requested changes and the current capitalization rate. It is fair to show how individual parameters have changed over time when supported by empirical data, but the failure to clearly demonstrate the cumulative effect of these factors on the capitalization rate through market evidence leaves the Board trying to mix subjective and objective data to establish a new rate.

The Board found there was insufficient market evidence to warrant a change to the capitalization rate.

The Board did not place significant weight on the sales provided by the Respondent as it was apparent the sales were flawed in some manner, such as post facto sales, non-arms length sale or foreclosures or distress sales.

Board's Decision:


The Board noted the Complainant prefaced his presentation with a condition that the subject property could be either a B- or C quality classification as the parameters did not fall clearly into either category. Under questioning the Complainant stated the request was not for a change to the classification but rather a change to the typical rates applied to reflect those applied to C quality buildings.

The Board finds there is insufficient evidence provided to justify a change to the assessment of

the property under complaint.

The Decision of the Board is to confirm the assessment to **\$27,720,000.00**

DATED AT THE CITY OF CALGARY THIS 18 DAY OF July 2012.



PHILIP COLGATE
Presiding Officer

APPENDIX "A"**DOCUMENTS PRESENTED AT THE HEARING
AND CONSIDERED BY THE BOARD:**

NO.	ITEM
1. C1	Complainant Disclosure
2. C2	Complainant Disclosure
3. C3	Complainant's Rebuttal
4. R1	Respondent's Disclosure

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.*

FOR ADMINISTRATIVE USE

Subject	Property Type	Property Sub-Type	Issue	Sub-Issue
CARB	Office	High Rise	Income Approach	- Net Market Rent - Capitalization Rate - Vacancy

LEGISLATIVE REQUIREMENTS

MUNICIPAL GOVERNMENT ACT

Chapter M-26

1(1)(n) “market value” means the amount that a property, as defined in section 284(1)(r), might be expected to realize if it is sold on the open market by a willing seller to a willing buyer;

Division 1

Preparation of Assessments

Preparing annual assessments

285 Each municipality must prepare annually an assessment for each property in the municipality, except linear property and the property listed in section 298. RSA 2000 cM-26 s285;2002 c19 s2

289(2) Each assessment must reflect (a) the characteristics and physical condition of the property on December 31 of the year prior to the year in which a tax is imposed under Part 10 in respect of the property,

ALBERTA REGULATION 220/2004

Municipal Government Act

MATTERS RELATING TO ASSESSMENT AND TAXATION REGULATION

1(f) “assessment year” means the year prior to the taxation year;

Part 1

Standards of Assessment

Mass appraisal

2 An assessment of property based on market value

- (a) must be prepared using mass appraisal,
- (b) must be an estimate of the value of the fee simple estate in the property, and
- (c) must reflect typical market conditions for properties similar to that property.

Valuation date

3 Any assessment prepared in accordance with the Act must be an estimate of the value of a property on July 1 of the assessment year.

Addendum for Preliminary Matter.

Access to assessment record

299(1) An assessed person may ask the municipality, in the manner required by the municipality, to let the assessed person see or receive sufficient information to show how the assessor prepared the assessment of that person’s property.

(1.1) For the purposes of subsection (1), “sufficient information” in respect of a person’s property must include

- (a) all documents, records and other information in respect of that property that the assessor has in the assessor's possession or under the assessor's control,
 - (b) the key factors, components and variables of the valuation model applied in preparing the assessment of the property, and
 - (c) any other information prescribed or otherwise described in the regulations.
- (2) The municipality must, in accordance with the regulations, comply with a request under subsection (1).

RSA 2000 cM-26 s299;2009 c29 s5

Access to summary of assessment

300(1) An assessed person may ask the municipality, in the manner required by the municipality, to let the assessed person see or receive a summary of the assessment of any assessed property in the municipality.

(1.1) For the purposes of subsection (1), a summary of an assessment must include the following information that the assessor has in the assessor's possession or under the assessor's control:

- (a) a description of the parcel of land and any improvements, to identify the type and use of the property;
 - (b) the size of the parcel of land;
 - (c) the age and size or measurement of any improvements;
 - (d) the key factors, components and variables of the valuation model applied in preparing the assessment of the property;
 - (e) any other information prescribed or otherwise described in the regulations.
- (2) The municipality must, in accordance with the regulations, comply with a request under subsection (1) if it is satisfied that necessary confidentiality will not be breached.

RSA 2000 cM-26 s300;2009 c29 s6

Right to release assessment information

301 A municipality may provide information in its possession about assessments if it is satisfied that necessary confidentiality will not be breached.

1994 cM-26.1 s301

Relationship to Freedom of Information and Protection of Privacy Act

301.1 Sections 299 to 301 prevail despite the *Freedom of Information and Protection of Privacy Act*.

1994 cM-26.1 s738