

MINUTES

CITY OF SASKATOON

BOARD OF REVISION

Date: July 7, 2014
Location: Council Chambers
Session: 9:00 a.m.

PRESENT: Mr. Dave Gabruch, Board Chair
Mr. David Katzman, Board Member
Mr. Maria Lynn Freeland, Board Member
Ms. Debby Sackmann, Board of Revision Panel Clerk

The Appellant was advised that the proceedings were being recorded for the purposes of the Board and the Secretary. The Chair introduced the Board members and the Secretary and briefly outlined the procedures that would be followed during the course of the hearing. Those present and giving testimony, affirmed that their statements were true, before their testimony began.

1. **Appeal No. 159-2014**
Civic Address: 306 Saskatchewan Crescent
Legal Description: Parcel 145083719, 145083731, 145083753
Roll No. 515002800

Appearing for the Appellant

Mr. Kent Rathwell
Mrs. Joni Rynsburger-Rathwell

Appearing for the Respondent

Mr. Travis Horne (Advocate), Manager, Market Monitoring and Appeals Coordination
Ms. Jenny Foss, Assessment Appraiser
Mr. Randy McKay, Assessment Appraiser

Grounds and Issues

The grounds and Issue(s) are quoted from A.1:

“Spoke to Darcy Huisman on Feb 7/14

Whereas our family has vacated our property at 306 Saskatchewan Crescent as per the City of Saskatoon's suggestion and request, due to slope failure, we expect and hereby request that no further property taxes are to be due and payable until we receive a communication that it is safe for my family to reoccupy this home.

I'm sure you realize that, under the circumstances, this property has no current use for the owners, nor does it have resale value at this time.

You must also be aware that no engineer will vouch for future soil stability, without the ability and authority to assess the entire area most of which is City property or private property owned by others.”

Exhibits

- A.1: Notice of Appeal from Kent Rathwell and Joni Rynsburger-Rathwell, received February 10, 2014
- A.2: Written submission, Slope Stabilization Cherry Lane Along and East of 306 Saskatchewan Crescent East, received July 2, 2014

- R.1: Assessment Report, Residential Property Market Area 5 Appeal Response, 2014 Assessment, submitted by the City Assessor, received Jun 6, 2014

Supplementary Notations

This appeal was a rescheduled appeal from June 16, 2014.

The Board Chair reminded all witnesses that they were still under affirmation from the previous appeal date of June 16, 2014.

The evidence and testimony given on this specific appeal date was to focus on the new submission of Exhibit A.2.

The Chair called for a break at 10:12 a.m., appeal reconvened at 10:28 a.m.

Mr. Horne serving as Advocate distributed Saskatchewan Municipal Board decisions that he would be referring to during his presentation to the Panel members and Appellants.

Conclusion

The appeal is unsuccessful.

The reason above was given in the Record of Decision dated July 30th, 2014 and the filing fee is retained.

The hearing concluded at 10:45 a.m.

2. Appeal No. 156-2014
Civic Address: #204 – 609 King Street
Legal Description: Parcel 131751435
Roll No. 485128015

Appearing for the Appellant

Mr. Ken Isaak

Appearing for the Respondent

Mr. Travis Horne (advocate)
Ms. Shelley Davis, Assessment Appraiser
Mr. Randy McKay, Assessment Appraiser

Grounds and Issues

The grounds and Issue(s) are quoted from A.1:

“Spoke to: Bryce Trew on Feb 10, 2014

1911 Building heritage. No condo has sold for this much money in the building. We paid \$225,000 in June 2013. Went from 93,000 to 245,000?

Summary of discussion: Low Rise Condo Model. Normal model used. No adjustment.

Comparable sales attached.”

Exhibits

A.1: Notice of Appeal from Ken Isaak, received February 10, 2014

A.2: Additional material submission, received at Appeal on June 16, 2014

R.1: Assessment Report, Residential Property Low-Rise Apartment Condominium Appeal Response, 2014 Assessment, submitted by the City Assessor, received, June 6, 2014 (replaced with Exhibit R.2)

R.2: Assessment Report, Residential Property Low-rise Apartment Condominium Appeal Response, received June 25, 2014

Supplementary Notations

This appeal was rescheduled from June 16, 2014.

The Board Chair reminded all witnesses that their previous affirmations would be enforced for this appeal.

The relevant documents for this appeal date are Exhibits A.2 and R.2. Mr. Horne serving as Advocate asked that Exhibit R.1 be struck from the record and Exhibit R.2 be relabeled R.1. The Board Chair made a note of the request; however, for the purpose of referencing (as the Exhibits are already stamped) Exhibit R.2 will be referred to as R.2, and the original Exhibit R.1 will become null and void.

The Chair suggested to the Appellant that he speak to the Assessment and Taxation Department to get further clarification on how the condo model was used to assess his unit. This may perhaps give the Appellant a better understanding of how the assessment on his property was attained.

Conclusion

It is the ruling of the Panel that the Agreement to Adjust remains valid and the subject property's assessment be reduced by \$12,500 to \$233,200.00.

The filing fee is refunded.

The hearing concluded at 1:53 p.m.

As Secretary to the above Board of Revision Panel, I certify that these are accurate minutes of the hearings held on July 7, 2014.

Debby Sackmann, Panel Clerk
Board of Revision