

MINUTES

CITY OF SASKATOON

BOARD OF REVISION

Date: Friday, January 17, 2014
Location: Council Chambers
Session: 9:00 a.m.

PRESENT: Dave Gabuch, Panel Chair
Adrian Deschamps, Board Member
Kathy O'Brien, Board of Revision Panel Clerk

The appellants were 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.

The Board consisted of only two members by consent of all parties.

1. **Appeal No. 430-2013**
Civic Address: 475 2nd Avenue South
Legal Description: Parcel(s) 153940855
Roll No. 505026310

Appearing for the Appellant

Mr. Garry Coleman, Altus Group Limited

Appearing for the Respondent

Mr. Travis Horne, Advocate, City Assessor's Office

Grounds and Issues

Ground 1: The Cap Rate is too low and in error.

Facts:

a) The current 6.74% cap rate is calculated using a sale of a property that is not comparable to the subject property in terms of size, location, building type, zoning and

NOI. 324 6th Avenue North is a converted residential house and should be removed from the cap rate analysis for commercial office buildings.

b) The only two high-rise sales would indicate a cap rate of 8.25%. These two sales are the only two buildings greater than three floors above ground.

Ground 2: The NOI calculation is excessive.

a) The assessor's \$34,440 NOI adjustment for parking is incorrect as he has forgotten to apply a vacancy allowance of 2%.

Ground 3: Equity has not been achieved.

a) Comparable office buildings are assessed as "class 3" buildings. 310 20th Street East, 333 3rd Avenue North, 220 21st Street East, 128 4th Avenue South and 230 22nd Street East are examples of office buildings that are comparable in terms of rents, size, NOI and zoning and yet are class 3 office buildings.

Exhibits

Exhibit A.1: Notice of Appeal from Altus Group Ltd., received November 20, 2013.

Exhibit R.1: Summary of Salient Facts, Property Cards, and Recommendation compiled by the Assessor, received December 10, 2013.

Supplementary Notations

At the request of both the Appellant and Respondent, the Panel agreed to carry forward the relevant evidence and testimony from Appeal No. 292-2013.

With regard to the second ground of appeal, the agent for the Appellant agreed to accept the "Recommendation for change in the Assessed Value" as found in Exhibit R.1.

Additionally, the agent for the Appellant advised the Board that the third ground of appeal would not be pursued.

Conclusion

For reasons indicated in the Record of Decision, dated February 3, 2014, the appeal was ADJUSTED and the filing fee was refunded.

The hearing concluded at 9:20 a.m.

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

Kathy O'Brien, Panel Clerk
Board of Revision