

MINUTES

CITY OF SASKATOON

BOARD OF REVISION

Date: June 6, 2016
Location: Council Chambers, City Hall
Session: 9:00 a.m.

PRESENT: Adrian Deschamps, Board Chair
Marvin Dutton, Board Member
Asit Sarkar, Board Member
Debby Sackmann, 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. Those present were also informed that all witnesses, including appellants and the Assessor, would be sworn under oath, or affirm that their statements are true, before their testimony would begin.

1.	Appeal No.	132-2016	133-2016
	Civic Address:	617 Duchess St.	619 Duchess St.
	Legal Description:	202922052	202922052
	Roll No.	485116020	485116015
		134-2016	135-2016
		621 Duchess St.	623 Duchess St.
		202922052	202922052
		485116010	485116005

Appearing for the Appellant

Mr. Jack Grover (absent)

Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation
Ms. JoAnn Baraniecki, Assessment Appraiser, Assessment & Taxation

Grounds and Issues

The grounds and issues for this appeal as identified in the Notice of Appeal (Exhibit A.1) are as follows:

Ground: I understand very clearly with my real estate professional experience of over 40 years in Saskatoon that assessment value is always or mostly is less than the fair market value.

Exhibits

- Exhibit A.1: Notice of Appeal from Grover Holdings Ltd. to the Board of Revision, received February 5, 2016.
- Exhibit A.2: **COMMON DOCUMENT** submitted by Jagdish Grover in response to the Secretary's March 29th request, titled "Active", received April 12, 2016 **(use with all 4 appeals)**.
- Exhibit A.3: **COMMON DOCUMENT** submitted by Jagdish Grover in response to the Secretary's March 29th request, titled "Sold", received April 12, 2016 **(use with all 4 appeals)**.
- Exhibit B.1: **COMMON DOCUMENT**, Letter dated March 29, 2016 from the Secretary, Board of Revision, to Jagdish Grover requesting more information **(use with all 4 appeals)**.
- Exhibit B.2: **COMMON DOCUMENT**, Letter dated February 17, 2016 from the Secretary, Board of Revision, to Jagdish Grover requesting more information **(use with all 4 appeals)**. **This letter was subsequently returned to the City Clerk's Office as "Unclaimed" on March 18, 2016.****
- Exhibit B.3: **COMMON DOCUMENT**, Dismissal letter dated March 21, 2016 from the Secretary, Board of Revision to Mr. Jagdish Grover **(Use with all 4 appeals)**. **
- Exhibit R.1: **COMMON DOCUMENT**, Report submitted by the City Assessor titled "Residential Property Ground Oriented Condominium Appeal Response 2015 Assessment", received May 26, 2016 **(use with all 4 appeals)**.
- Exhibit R.2: **COMMON DOCUMENT**, Report submitted by the City Assessor titled "Property Assessment 2015 Simplified Appeal Law and Legislation Brief", received May 16, 2016 **(use with all 4 appeals)**.
- Exhibit R.3: **COMMON DOCUMENT**, Report submitted by the City Assessor titled "Property Assessment 2016 Notice of Appeal Law and Legislation Brief", received May 26, 2016 **(use with all 4 appeals)**.
- Exhibit R.4: **COMMON DOCUMENT**, Report submitted by the City Assessor titled "Property Assessment 2016 General Law and Legislation Brief", received May 16, 2016 **(use with all 4 appeals)**.

Supplementary Notations

The Appellant was neither present at the appeal nor represented.

The subject property is one of four attached two story townhouse type residential units, each with a building size of 1288 sq. ft. The Appellant, as property owner, has appealed the assessment for each of the units on the same ground. The Respondent requested that Appeal 132-2016 be the lead appeal and the decision arising from it be applicable to Appeals 133-2016, 134-2016 and 135-2016. The Board concurred.

The Respondent requested that a letter dated February 17, 2016 from the Secretary, Board of Revision, to Mr. Grover (the Appellant) requesting more information, which was subsequently returned to the City Clerk's Office as "unclaimed" on March 18, 2016 be entered into evidence as Exhibit B.2.

The Respondent requested that a Dismissal letter dated March 21, 2016 from the Secretary, Board of Revision to Mr. Grover be entered into evidence as Exhibit B.3.

All Exhibits were formalized and entered into the record.

The Advocate asked that the Panel make a summary judgement that the appeal be dismissed outright. The Assessor's position was that no evidence had been placed before the Panel to raise the question of error, and that there could be no shifting of the burden of proof to the Assessor to prove the absence of error. The Panel was in agreement, and a summary dismissal was noted.

The hearing concluded at 11:41 a.m.

Conclusion

For the reasons given in the Record of Decision dated June 24, 2016, the appeal was dismissed and the filing fee retained.

As Secretary to the above Board of Revision Panel, I certify that these are accurate minutes of the hearing held on June 6, 2016.

Debby Sackmann, Panel Clerk
Board of Revision