

MINUTES

CITY OF SASKATOON

BOARD OF REVISION

Date: March 14, 2016
Location: Committee Room E, City Hall
Session: 9:00 a.m.

PRESENT: Asit Sarkar, Panel Chair
David Putz, Board Member
Colin Butler, Board Member
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 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. 204-2015**
Civic Address: 105 Stonebridge Blvd.
Legal Description: 202790875
Roll No. 565208600

Appearing for the Appellant

Mr. Jesse Faith, Altus Group

Appearing for the Respondent

Mr. Travis Horne, Assessment Manager, Assessment & Taxation

Grounds and Issues

The assessment valuation is in excess and should be lower to reflect market value. I make this appeal on the following grounds (nature of alleged error):

1. The Assessor erred in the calculation of the capitalization rate used to determine the property assessment.

Supporting facts:

- a) The Capitalization (CAP) rate of 8.58% currently applied to the property is too low, and in error.
- b) The sale value of 2501 22nd Street West currently utilized by the Assessor to determine the CAP rate has not been adjusted. The sale value should be adjusted by 21% for furniture, fixtures, equipment and supplies.

Exhibits

- Exhibit A.1: Notice of Appeal from Altus Group Limited to the Board of Revision, received December 17, 2015.
- Exhibit A.2: Document submitted by Altus Group Limited titled “**On Appeal between 101149009 Saskatchewan Ld. c/o VJ Management and The City of Saskatoon**”, received February 22, 2016.
- Exhibit R.1: 2015 Assessment submitted by the City Assessor titled “**Hotel and Motel Response**”, received March 4, 2016.
- Exhibit R.2: Property Assesment submitted by the City Assessor titled “**2015 General Law and Legislation Brief**”, received March 4, 2016.

Supplementary Notations

The Appellant and the Respondent did not affirm for this appeal as no evidence or testimony was given during the hearing. The issues before the Board in the current appeal are the same issues that were presented to the Board in 2013, which are still before the Court of Appeals.

The Appellant advised the Board that in 2013 Appeal 256-2013 was the lead appeal and he expected the Board to rule in the same way as they previously did during the 2013 appeal. The Appellant also advised the Board that in the current appeal before them he was asking for an adjustment on the Cap Rate.

All Exhibits were formalized and entered into the record.

The hearing concluded at 9:02 a.m.

Conclusion

For the reasons given in the Record of Decision dated April 15, 2016, the appeal was dismissed and the filing fee retained.

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As Secretary to the above Board of Revision Panel, I certify that these are accurate minutes of the hearing held on March 14, 2016.

Debby Sackmann, Panel Clerk
Board of Revision