

MINUTES

CITY OF SASKATOON

BOARD OF REVISION

Date: April 20, 2015
Location: Committee Room E, City Hall
Session: 9:00 a.m.

PRESENT: Dave Garbruch, Panel Chair
Asit Sarkar, Board Member
Dennis Will, Board Member
David Putz, Board Member (observing)
Colin Butler, Board Member (observing)
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. 7-2015**
Civic Address: 2708 311 6th Avenue North
Legal Description: 120464614
Roll No. 495141030
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Appearing for the Appellant

Mr. Vincent Walker

Appearing for the Respondent

Mr. Travis Horne, (Advocate), Assessment Manager, Assessment & Taxation
Ms. Jenny Foss, Assessment Appraiser, Assessment & Taxation
Mr. Randy McKay, Senior Assessment Appraiser, Assessment & Taxation

Grounds and Issues

The assessed value of \$291,900 is not supported by similar unit sales in the building. Also units in this building are sold with ---- underground parking, surface parking, or no

parking. Premiums up to \$30,000 are paid for underground parking, \$15,000 for surface parking and of course no premium for no parking.

Facts

The condo in question (#2708) has no parking. I have included 4 of the most recent sales in that building. I have reviewed all the one bedroom sales in that building since we purchased in May of 2013, and all the one bedroom sales two years prior. The values have changed little in the last 4 years and the premiums for parking are consistent.

We paid \$185,000 in 2013, spent \$21,000 in upgrades. As we have no parking a value of \$205,000 to \$210,000 would be more accurate. Our realtor said he would list it at \$200,000.

Spoke to Chad on December 18, 2014. Nothing was agreed to other than I would file an appeal.

Exhibits

- A.1 Notice of Appeal from Vince Walker to the Board of Revision, received January 30, 2015.
- R.1 Assessment Report Residential Property High-rise Apartment Condominium Appeal Response, prepared by the City Assessor, received April 13, 2015.

Supplementary Notations

All giving testimony affirmed to tell the truth at the commencement of the hearings.

The parties were advised that the proceedings were being recorded for the purposes of the Board and the Panel Clerk. The Chair introduced the Board members and the Panel Clerk and briefly outlined the procedures that would be followed during the course of the hearing; in addition the role of the Advocate was explained to the Appellant.

All Exhibits were formalized and entered into the record.

Conclusion

For the reasons given in the Record of Decision dated May 13, 2015, the appeal was dismissed and the filing fee retained.

The hearing concluded 10:20 a.m.

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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 April 20, 2015.

Debby Sackmann, Panel Clerk
Board of Revision