**MINUTES**

**CITY OF SASKATOON**

**BOARD OF REVISION**

Date: April 5, 2017

 Location: Council Chambers

City Hall

 Session: 9:00 a.m.

**PRESENT:** Mr. Asit Sarkar, Panel Chair

 Mr. Randy Pangborn, Board Member

 Ms. Ling Ma, Board Member

 Ms. Joyce Fast, 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. 18-2017**

**Civic Address: 1905 St. Henry Avenue**

**Legal Description: Parcel(s) 144949854**

**Roll No. 534915700**

## Appearing for the Appellant

Mr. Donald Clandinin

Appearing for the Respondent

Ms. Travis Horne, Assessment Manager, Assessment and Taxation (Advocate)

Mr. Randy McKay, Senior Assessment Appraiser, Assessment and Taxation (Advocate)

Ms. Sandra Shyluk, Assessment Manager, Assessment and Taxation

Ms. Jenny Foss, Assessment Appraiser, Assessment and Taxation

Grounds and Issues

As noted in the Notice of Appeal, the Appellant indicated the assessed value of the subject property increased by $156,800, and this is not reasonable.

## Exhibits

Exhibit A.1: Notice of Appeal from Donald Clandinin and Gloria Clandinin, received January 19, 2017

Exhibit A.2: Additional information, distributed at hearing April 5, 2017

Exhibit R.1: Report titled “Residential Property Market Area 4 Appeal Response, 2017 Assessment Report”, submitted by the City Assessor, received March 23, 2017

Supplementary Notations

The Appellant had an additional document which was entered as Exhibit A.2.

Ms. Jenny Foss and Ms. Sandra Shyluk representing the Respondent, and Mr. Donald Clandinin affirmed that any evidence given during the course of the hearing would be the truth.

The Panel requested an undertaking from the Assessor regarding how the City provides some tax adjustments to owners of properties that border high-voltage powerline towers, as the subject property faces a power tower across the street.

This section should identify who took an oath or affirmed, i.e. *Mr. Smith affirmed that any evidence given in this hearing would be the truth.* Also record any “unusual” or “significant” happenings in the appeal hearing in this section.

Conclusion

For the reasons stated in the Record of Decision dated June 23, 2017, the assessment was sustained and the appeal dismissed.

1. **Appeal No. 24-2017**

**Civic Address: 1909 St. Henry Avenue**

**Legal Description: Parcel(s) 144949843**

**Roll No. 534915750**

## Appearing for the Appellant

Mr. Jason Beaudry

Mr. Michael Derbowka, Cuelenaere, Kendall, Katzman & Watson – Solicitor for the Appellant

Appearing for the Respondent

Ms. Travis Horne, Assessment Manager, Assessment and Taxation (Advocate)

Mr. Randy McKay, Senior Assessment Appraiser, Assessment and Taxation (Advocate)

Ms. Sandra Shyluk, Assessment Manager, Assessment and Taxation

Ms. Jenny Foss, Assessment Appraiser, Assessment and Taxation

Grounds and Issues

As noted in Exhibit A.2, the Appellant indicated that the assessed value went from $293,500 to $453,100 for a total increase of $159,600 (nearly 55% increase). There are no significant upgrades to the 672 square foot home, only 50% to 60% of the basement is developed and is all very dated. The property is located on a very busy street, overlooks the City garbage dump, and has a very large powerline/tower right in front of the property on opposite side of street. There is a premium of $180,000 attached to the lot as it is considered “riverfront”. The Appellant does not agree with this premium. Although there are no houses between the subject property and the river, there is a powerline/tower and there is no river access nearby at all.

## Exhibits

Exhibit A.1: Notice of Appeal from Jason Beaudry, received January 23, 2017

Exhibit A.2: Response from Jason Beaudry to Secretary’s February 8, 2017 letter supplying requested facts to support grounds of appeal, received February 14, 2017

Exhibit A.3: Response to the Assessor’s March 28, 2017 email forwarding assessment information, received March 28, 2017

Exhibit A. 4: Picture and article regarding power lines, distributed at hearing April 5, 2017

Exhibit B. 1: Letter from the Secretary, Board of Revision, to Jason Beaudry requesting facts to support ground of appeal, received February 10, 2017

Exhibit R.1: “Residential Property Market Area 4 Appeal Response 2017 Assessment” submitted by the Assessor, received March 28, 2017

Exhibit R.2: Map concerning the City of Saskatoon Garbage Dump, distributed at hearing April 5, 2017

Supplementary Notations

Ms. Jenny Foss representing the Respondent, and Mr. Jason Beaudry affirmed that any evidence given during the course of the hearing would be the truth.

The Panel requested an undertaking from the Appellant regarding whether the sale of the subject property was an estate sale.

Conclusion

For the reasons stated in the Record of Decision dated June 23, 2017, the assessment was sustained and the appeal dismissed.

This section should identify who took an oath or affirmed, i.e. *Mr. Smith affirmed that any evidence given in this hearing would be the truth.* Also record any “unusual” or “significant” happenings in the appeal hearing in this section.

As Secretary to the above Board of Revision Panel, I certify that these are accurate minutes of the hearings held on April 5, 2017.

 J. Fast, Panel Clerk

Board of Revision