

Please provide the following information so that your request for tax relief can be added to the Council agenda:

Name of Property Owner Kelvin Pearson

Property (Address, Legal Description, or Tax Roll number of the property for which tax relief is sought)

[REDACTED]

[REDACTED]

Contact Phone Number 780 862-4748 Email Address [REDACTED]

Please select which tax relief category applies to your request (see details on reverse or in the County's *Property Tax Relief* policy:

- ☐ Error in Fact
- ☐ Tax Exempt Properties While Under Construction
- ☐ Compassionate Grounds
- ☒ Other

I had provided the tax assessment group a copy of an appraisal performed Nov 30, 2017 for \$670,000. I had challenged the value of the appraisal of the property for the purpose of taxation and subject taxes. The tax assessment group had come back with a proposed reduced value of \$734,000. I was unable to respond to the county by a deadline date and wrongly assumed that the price would be adjusted accordingly. The proposed reduced property value was not used in the 2018 tax evaluation. I am seeking a refund that is based on the proposed reduced property value for the 2018 taxation year.

I certify that the information I have provided in this Property Tax Relief - Request for Hearing form is correct to the best of my knowledge, and that I am the property owner of the property described above, for which I am seeking tax relief:

[Signature] 2019 Aug 19

Signature – Property Owner

Date

Collection and use of personal information

Personal information is being collected under the authority of s. 33 (c) of the *Freedom of Information and Protection of Privacy* Act and will be used to manage and administer Strathcona County's Property Tax Relief program. If you have any questions about the collection, use or disclosure of your personal information, contact the Manager, Governance, Legislative and Legal Services, Strathcona County at 780-400-2007.

Property Tax Relief – Request for Hearing

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Once complete, please return this form to Strathcona County's Legislative and Legal Services Department. The Legislative and Legal Services department will be in contact to set up a hearing date in front of Council.

An application for property tax relief must be presented to Council at a regular Council meeting. Council will consider the request and make a decision. In making its decision Council will consider the impact of the property tax relief on all property tax payers in the County. Presentations, deliberations, and decisions will typically be conducted in a public Council meeting.

Further information can be found in Strathcona County's *Property Tax Relief* policy, found on the County's website.

Council may consider tax relief applications that fall into one of the following categories:

Error in Fact

- only applicable to objective and material errors such as building characteristics or tax-exempt status, but does not include subjective property valuation assessment matters
- only available for the current or prior taxation year

Tax Exempt Properties While Under Construction

- request must be made by a tax-exempt organization
- construction must currently be in progress on facilities on the property that will be used for a tax-exempt purpose upon completion of the construction
- only applies to up to three consecutive taxation years

Compassionate Grounds

- a death or critical illness in the family has made it difficult or impossible to meet the tax obligations, and a late-payment penalty was incurred as a result
- only applies to the penalty portion of the tax assessment, and only to the current taxation year

Tax relief requests that do not fall into these three categories may require additional evidence to demonstrate that granting relief will not result in an undue burden on all other property tax payers in the County. These requests may be made to Council in the "Other" category.

Council will generally not grant tax relief in the following circumstances:

1. Taxes imposed for the designated industrial property requisition.
2. Taxes or penalties relating to more than one prior taxation year.
3. Amounts added to the tax roll that do not relate to the annual property assessment and taxation process, including but not limited to:
 - a. charges arising from the tax recovery process;
 - b. unpaid violation tickets;
 - c. utility consumption or installation charges; or
 - d. any penalties, interests or other charges related to those amounts.

Pearson, Kelvin Lloyd

From: Thomas Hussey <Thomas.Hussey@strathcona.ca>
Sent: August 19, 2019 1:14 PM
To: Brennen Tipton
Subject: FW: Assessment Inquiry Roll # 3223505003
Attachments: 3223505003 - 2017 Sales Comparables.xlsx

Thomas Hussey

Assessor, Assessment and Tax
 Strathcona County
 2001 Sherwood Drive
 Sherwood Park, AB T8A 3W7
 Phone: 780-464-8167



Thomas.Hussey@strathcona.ca
www.strathcona.ca

Find us on:



From: Thomas Hussey
Sent: July 5, 2018 9:46 AM
To: [REDACTED]
Subject: Assessment Inquiry Roll # 3223505003

Hello Kelvin,

We have finally finished our review of your property and in some cases an entire review of 2 stories in your area. We are going to offer a revision to your current assessment, **\$734,000**. I've attached some sales for you to review to defend this new assessment. The thought process was that one sale can't set the market and for your comparable sales it was all about the \$540,000 sale. Because in comparison to our assessments the other 2 sales were both higher than our assessments of those properties meaning the model we are using does work for those properties. So it's only one sale that our assessment does not align with the sale of the property and this was true with the majority of sales that we reviewed with most of the sales aligning or being higher than our assessment. So at this time we feel the new assessment offered is a fair value for a July 1, 2017 market.

Please if you have any questions about this or need a more detailed explanation please give me a call **780-464-8167**.

To make the change official I would need to have an emailed response that you agree to this new value. If you do not agree with this new assessment I will put a link below with the steps need to officially appeal your assessment in front of a board. Please let me know what you decide.

<https://www.strathcona.ca/your-property-utilities/property-taxes/assessment/assessment-complaints/>

Regards,

Thomas Hussey


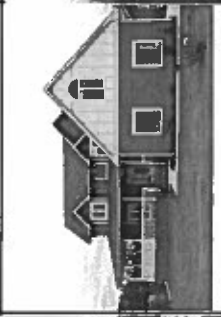


Assessor, Assessment and Tax
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7
Phone: 780-464-8167



Thomas.Hussey@strathcona.ca
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Comparable Sales Chart

	Subject Property	Sale #1	Sale #2	Sale #3
				
Roll	3223505003	3202512003	3106305000	3106304003
Address	397, 53310 RGE RD 221	53019 RGE RD 221 A	230, 53049 RGE RD 220	242, 53049 RGE RD 220
Subdivision	Hunters Hill	Misc	Dowling Estates	Dowling Estates
Lot Size (SQ M)	3 Acres	4.6 Acres	3.4 Acres	3.29 Acres
Location Influences	Walk Out	Walk out, Railway, Artery	NA	NA
Bldg Size	2,388	2,336	2,427	2,186
Bldg Type	2 Storey	2 Storey	2 Storey	2 Storey
Bldg Age	1993	2006	1999	1988
Bsmt Development	Developed	Developed	Developed	Developed
Garage	624 Sq Ft Attached	628 Sq Ft Attached	797 Sq Ft Attached	850 Sq Ft Attached
Warehouse / Shop	2400 Sq Ft	1944 Sq Ft	NA	NA
Sale Price	734,000 (assessment)	\$770,000	\$669,500	\$645,000
Sale Price, no Shop	685,000 (assessment)	\$711,000	\$669,500	\$645,000
Sale Date	N/A	Mar 2016	July 2016	Aug 2015
SP per sqft	\$307 (Asmt/Sq Ft)	\$330	\$276	\$295
SP / sqft, no Shop	\$286 (Asmt / Sq Ft)	\$304	\$276	\$295
Average SP / sqft	\$300			
Average SP / sqft, no Shop	\$292			