



## Property Tax Relief – Request for Hearing

(Page 2 of 2)

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**

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**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](mailto:Thomas.Hussey@strathcona.ca)  
[www.strathcona.ca](http://www.strathcona.ca)

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**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](mailto:Thomas.Hussey@strathcona.ca)  
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**Comparable Sales Chart**

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

