

Assessment Review Board Hearing of the Town of Legal in the Province of Alberta held in the Town Council Chambers, September 21<sup>st</sup>, 2009 commencing at 6:00 PM.

**PRESENT:** Mayor St. Jean, Deputy Mayor Baril, Councillor Bennett, Councillor Hughes, Councillor Ouellette.

**IN ATTENDANCE:** Corey Brown – Chief Administrative Officer  
Susan Oberg – Manager of Finance  
Yvonne Cyr – Administrative Assistant  
Dan Kanuka – Assessor

**PUBLIC:** Isle Kinshella

**CALL TO ORDER**

Mayor St. Jean called the meeting to order at 6:10 PM

**8041**                      Resolution #8041    Moved by: Councillor Hughes

**RESOLVED** that the Administrative Assistant, Yvonne Cyr, be appointed to record the minutes of the meeting.

**CARRIED**

**8042**                      Resolution #8042    Moved by: Councillor Hughes

**RESOLVED** that the Mayor Albert St Jean be appointed chair of the Assessment Review Board Hearing.

**CARRIED**

**Background & Review:**

Roll# 31700 – 2009 Assessment of \$282,390

The Administrative Assistant read the letter of appeal submitted by Isle Kinshella, owner of 5130 – 50 Street, stating that her assessment was too high.

Dan Kanuka, Assessor with Municipal Assessment Service Group reported that the assessment was based on July 1, 2008 valuation estimate. The overall assessment in Legal increased in 2008 for the 2009 tax year. When an assessment is challenged the assessor does two valuations. The cost approach valuation came in at \$265,000. The sales comparison approach indicated an average value of \$283,200 based on 3 comparables. Mr. Kanuka performed an inspection of the property and indicated that the basement was not finished and that the kitchen cupboards were original. As well, the heated garage that was reported on the assessment was not actually heated rather that the gas was disconnected. The recommendation of his inspection was to reduce the property assessment down to \$265,430, a reduction of 16,960.

**Public**

Mayor St Jean invited comments from the floor. Mrs Kinshella stated that she was in contact with realtors and they felt that she could list her property for \$250,000 but would probably not sell it for that price at this time. She indicated that the reduced assessment of \$265,430 is still too high but reasonable.

Council

Mayor St Jean asked that Mrs. Kinshella and Mr. Kanuka leave the chambers to discuss the findings of the assessment at 6:15 PM.

Mrs. Kinshella and Mr. Kanuka were asked to return to the chambers at 6:22 PM.

**8043**

Resolution #8043

Moved by: Councillor Bennett

**RESOLVED** that the revised assessment of \$265,430 for the property of Lot 9, Block 11, Plan 3977TR be accepted by Council.

**CARRIED**

**8044**

Resolution #8044

Moved by: Councillor Hughes

**RESOLVED** that the Assessment Review Board Hearing be adjourned at 6:25 PM.

**CARRIED**

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Chairman

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Chief Administrative Officer