

**IN THE MATTER OF A COMPLAINT** filed with the Town of Okotoks Local Assessment Review Board (LARB) pursuant to the *Municipal Government Act (MGA)*, Revised Statutes of Alberta 2000, Chapter M-26, Section 460.

**BETWEEN:**

Jennifer Reed - Complainant

- and -

The Town of Okotoks - Respondent

**BEFORE:**

Ryan Nix, Presiding Officer  
Laura Dunbar-Proctor, Member  
Richard Kobetitch, Member

This is a complaint to the Town of Okotoks Local Assessment Review Board (LARB) in respect of a property assessment prepared by the Assessor of the Town of Okotoks and entered in the 2024 Assessment Roll as follows:

<b>Roll Number</b>	<b>Address</b>	<b>Assessment</b>
<b>0092561</b>	<b>10 Ranchers Place</b>	<b>\$1,035,000</b>

This complaint was heard on the 13<sup>th</sup> day of May 2025 at the Town of Okotoks Municipal Centre Council Chamber at 5 Elizabeth Street, Okotoks, Alberta.

Appearing on behalf of the Complainant:

- Jennifer Reed, Property Owner

Appearing on behalf of the Respondent:

- Nathan Hanberry, Assessor
- Carmel Staley, Assessor

Attending for the Assessment Review Board (ARB):

- Olga Kanevskyi, Clerk

# OKOTOKS LOCAL ASSESSMENT REVIEW BOARD ORDER #0238/03/2025-L

## **Preliminary Matters**

[1] There were no preliminary matters raised.

## **Property Description and Background**

[2] The subject property is located at 10 Ranchers Place in Okotoks, AB and is a residential 2-storey home with developed basement and attached garage. The improved area on record is 2963 SF above grade and 1117 SF developed basement area. The year of construction is 2008. It is currently assessed by The Town of Okotoks at \$1,035,000. The requested value on the assessment complaint form is \$900,000.

## **Issues**

[3] Is the subject property assessed too high?

## **Board's Findings in Respect of Each Matter or Issue**

[4] The Board confirms the assessment at \$1,035,000.

## **Summary of Positions**

### **Complainant:**

[5] The Complainant noted that the property assessment has increased 53% since 2022, raising concerns about the accuracy and fairness of the valuation compared to other properties on the street.

[6] The home, built in 2009, is the oldest house on the street and has original finishes from when it was built. Several of the properties on the street have updated interiors, yet have been assessed at lower values. In addition, the lot is amongst the smallest on the street, yet it carries one of the highest assessed values.

[7] The Complainant provided a chart of property assessments on their street, Rancher's Rise, as well as photographs showing the original builder-grade finishes still in the home.

[8] A rebuttal package was not received by the Board.

## OKOTOKS LOCAL ASSESSMENT REVIEW BOARD ORDER #0238/03/2025-L

### **Respondent:**

[9] The Respondent submitted an assessment brief for the property detailing the property characteristics on file used to prepare the assessment, street and aerial views of the property, photos of the property from an MLS listing from 2021, pertinent legislation pertaining to the assessment, and a list of sales comparables for similar properties in the area.

[10] Through questioning, the Respondent indicated that the sale of the subject property itself was not included in the sales comparables as it was outside the date range of relevant sales from July 1, 2021 to July 1, 2024.

### **Findings and Reasons**

[11] In reviewing the evidence presented, the Board was unable to put weight on the chart provided by the Complainant as no property details on the homes were provided, so the Board was not able to determine if they were comparable to the subject property. As properties on a street can vary significantly in size, floorplan, and characteristics, more information is needed to determine which properties would relate directly to the subject property.

[12] The Board analyzed the sales comparables provided by the Respondent and noted that 3 of the 5 comparables did not have a walkout basement. As walkout basements represent a significant difference in value, these properties were eliminated from the comparables list. In comparing the subject to the remaining properties at 12 Ranchers Manor and 164 Ranch Road, the subject property is of comparable size and is already assessed at a smaller assessment value per square foot. The Board determined that the subject property was already assessed lower than the relevant comparables and maintains the assessment.

**OKOTOKS LOCAL ASSESSMENT REVIEW BOARD ORDER #0238/03/2025-L**

**Board's Decision**

[13] The Board confirms the assessment at \$1,035,000.

It is so ordered.

Dated at the Town of Okotoks in the Province of Alberta this 10<sup>th</sup> day of June 2025.



---

Ryan Nix  
Presiding Officer

**OKOTOKS LOCAL ASSESSMENT REVIEW BOARD ORDER #0238/03/2025-L**

**APPENDIX "A"  
DOCUMENTS PRESENTED AT THE HEARING  
AND CONSIDERED BY THE BOARD:**

<b>NO.</b>	<b>ITEM</b>
C-1	Complainant's Disclosure (4 pages)
R-1	Respondent's Disclosure (14 pages)

*An application for Judicial Review may be made to the Court of King's Bench with respect to a decision of an assessment review board.*

*An application for Judicial Review must be filed with the Court of King's Bench and served not more than 60 days after the date of the decision, and notice of the application must be given to*

- (a) the assessment review board*
- (b) the Complainant, other than an applicant for the judicial review*
- (c) an assessed person who is directly affected by the decision, other than the Complainant,*
- (d) the municipality, and*
- (e) the Minister.*