

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:

Kim Snyder - Complainant

- and -

The Town of Okotoks - Respondent

BEFORE:

Ryan Nix, Presiding Officer
Laura Dunbar-Proctor, Member
Rene Pohl, 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:

| Roll Number | Address | Assessment |
|--------------------|----------------------------------|--------------------|
| 0101210 | 144 Drake Landing Terrace | \$1,081,000 |

This complaint was heard on the 28th 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:

- Kim Snyder, Property Owner

Appearing on behalf of the Respondent:

- Nathan Hanberry, Assessor
- Carmel Staley, Assessor

Attending for the Assessment Review Board (ARB):

- Olga Kanevskyi, Clerk

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Preliminary Matters

[1] There were no preliminary matters raised.

Property Description and Background

[2] The subject property is located at 144 Drake Landing Terrace in Okotoks, AB and is a residential two-storey home with a developed basement, backing on to the escarpment. The improved area on record is 2,639 SF above grade and 900 SF developed basement area. The year of construction is 2011. It is currently assessed by the Town of Okotoks at \$1,081,000. The requested value on the assessment complaint form is \$900,000.

Issues

[3] Is the assessment of the property correct?

Board's Findings in Respect of Each Matter or Issue

[4] The Board confirms the assessment at \$1,081,000.

Summary of Positions

Complainant:

[5] The Complainant presented their disclosure including Realtor comparables for 102 and 162 Drake Landing Terrace, and their past assessments from 2024 and 2023. They are concerned that their assessment has increased over 30% from 2023, and that the sales comparables indicate a value closer to \$900,000.

[6] Additional MLS listings were provided showing other homes that sold in the area. The Complainant mentioned they took the average of all of the properties (\$839,000) and rounded up to the requested value (\$900,000) to allow for the triple garage.

Respondent:

[7] 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, pertinent legislation pertaining to the assessment, and a list of sales and equity comparables for similar properties in the area.

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[8] The Respondent's sales comparable list specifically noted the features of a walk-out finished basement and location backing on to the escarpment which would be significant indicators of value.

[9] The Complainant and Board questioned why 102 and 162 Drake Landing Terrace were not included in the comparables, and it was indicated that those properties were not considered comparable to the subject as they did not have the three-car garage and escarpment walk-out.

Findings and Reasons

[10] The Board analyzed the comparables provided by the Complainant and noted that many were sold after the valuation date of July 1, 2024. As a result, less weight was placed on those sales. In addition, the comparables did not have three-car garages and were not walk-out basements backing on to the escarpment. The Board felt this made the list relatively incomparable to the subject property.

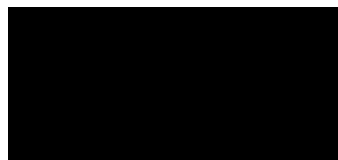
[11] The Board considered the sales and equity comparables presented by the Respondent and found them to be reasonably similar in features to the subject property.

[12] The Board did not find sufficient evidence to reduce the assessment.

Board's Decision

[13] The Board confirms the assessment at \$1,081,000.

Dated at the Town of Okotoks in the Province of Alberta this 24th day of June 2025.



Ryan Nix
Presiding Officer

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

| NO. | ITEM |
|------------|-------------------------------------|
| C-1 | Complaint Form (6 pages) |
| C-2 | Complainant's Disclosure (33 pages) |
| R-1 | Respondent's Disclosure (12 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.*