

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:

Kent Forster - Complainant

- and -

The Town of Okotoks - Respondent

BEFORE:

Laura Dunbar-Proctor, Presiding Officer
Richard Kobetitch, 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
0114460	57 Banded Peak View	\$924,000

This complaint was heard on the 29th 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:

- n/a

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] The Complainant was not in attendance and did not request a postponement. The hearing was adjourned for 15 minutes to give the Complainant an opportunity to appear and present their disclosure. The hearing then proceeded since no postponement had been requested. This was in accordance with section 463 of the *Municipal Government Act*:

463 *If any person who is given notice of the hearing does not attend, the assessment review board must proceed to deal with the complaint if*

- (a) all persons required to be notified were given notice of the hearing, and*
- (b) no request for a postponement or an adjournment was received by the board or, if a request was received, no postponement or adjournment was granted by the board.*

Property Description and Background

[2] The subject property is located at 57 Banded Peak View in Okotoks, AB and is a residential bungalow home with developed basement and an attached garage. The improved area on record is 1,606 SF and 1,266 SF developed basement area. The land area is 8,879 SF. The year of construction is 2017. It is currently assessed by The Town of Okotoks at \$924,000. The requested value on the assessment complaint form is \$824,000.

Issues

[3] Is the assessment too high compared with similar neighbouring properties? Is the year over year increase of 20% fair when the average single residential increase across Okotoks is 14%?

Board's Findings in Respect of Each Matter or Issue

[4] The assessment is confirmed at \$924,000.

Summary of Positions

Complainant:

[5] The Complainant noted on their initial complaint form that the assessment of \$924,000 was unrealistic, and that their neighbours did not see a similar percentage increase in assessed value for their properties since the previous year. The Complainant's disclosure evidence highlighted that they had experienced a \$335,000 increase to their assessed value since taking possession in December 2017, and they were especially concerned about the year over year

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increase of 20% since last year.

[6] The Complainant argued that their home was a spec home that had been built with basic finishes, like basic appliances, laminate flooring, carpeting and acrylic bathtubs, and no bonus room. In comparison, their neighbours' properties included popular upgrades and were two-storey homes, yet were either assessed lower or had a lower year over year percentage increase to their assessment. The Complainant provided some interior photographs of the subject as evidence of the level of finishing.

[7] They further argued that the subject property has no view or privacy from neighbouring homes, so they should not be compared to homes on the ridge, which is at the end of their street. Ridge homes only increased in assessed value by 5%, despite their superior location and finishing compared to the subject property. They specifically referenced another bungalow on the ridge, 27 Banded Peak View, which only increased in assessed value by 5%.

[8] The Complainant supported their requested value by including evidence of listed and sold bungalow properties in Okotoks. They included the sold or listed price, address, square footage, and number of bedrooms and bathrooms for these comparables. All transacted in 2025 and sale prices ranged from \$705,000 to \$850,000. The one active listing was for \$889,000.

Respondent:

[9] The Respondent provided a property summary and included a photo and map of the subject property. The Respondent reviewed the approaches to value and mass appraisal method for preparing property assessments as required by the *Municipal Government Act*.

[10] Five sales comparables were provided of nearby bungalow properties that sold between October 2021 to February 2024. The sales comparables were shown to share similar characteristics to the subject property in terms of age and structure type. All had attached garages, and all had developed walkout basements. Lot sizes ranged from 4,370 SF to 6,962 SF as compared with the subject property's 8,879 SF lot. The time-adjusted sale prices ranged from \$776,900 to \$910,400. The Respondent noted that the assessed value for the subject property was being driven higher than that range in large part due to the subject's larger footprint and parcel size.

[11] The Respondent noted that the sale of 88 Drake Landing was the best comparable with the subject, as it was the most similar in living area and developed basement area. They argued that the time-adjusted sale price of \$910,400 supported the subject property's \$924,000 assessment given its substantially larger lot.

[12] The Respondent confirmed that the subject property is not being compared to homes on

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the ridge, including 27 Banded Peak View, or with two-storey properties. These are valued differently within the model.

[13] The Respondent spoke to the sales comparables that the Complainant had introduced in their disclosure but commented only that these sales took place after the July 1, 2024, valuation date and will be included in next year's analysis.

[14] The Respondent also provided equity comparables of three similar bungalow properties located on Banded Peak View. The assessed values ranged from \$813,000 to \$931,000. All three properties are smaller than the subject in terms of building area and lot size, suggesting that reducing the subject to the requested value of \$824,000 would create inequity.

Findings and Reasons

[15] The Board finds that the Complainant did not provide sufficient evidence to support an adjustment to the current assessed value. The Complainant's original issue was that their property assessment increased more than other homes in their neighbourhood. While an atypical year-over-year increase in assessed value may indicate an issue, it may also reflect a change in the assessment data used or simply a different dataset of sales that have occurred since the last year's assessment was prepared. It would be of assistance in the future for the Respondent to shed more light on why values have shifted at different rates, whether it is due to new data or changes in market trends (e.g. increasing land values, desirability of bungalows).

[16] Sales evidence is very helpful to determine whether an assessment is correct, however the Board could put very little weight on the sales and active listing provided by the Complainant. All occurred in 2025 and reflect this real estate market. There is nothing in evidence to offer insight into how the market has changed since the valuation date, i.e. what these properties might have sold for on July 1, 2024. The property characteristics provided about these sales do not show enough detail for the Board to determine whether they were truly comparable and therefore good indicators of value for the subject. Providing specific additional details such as lot size, basement development area, year of construction, location influences, and parking information would have assisted the Board.

[17] More weight was given to the sales comparables submitted by the Respondent, which showed that similar homes had time-adjusted sale prices above the Complainant's requested value of \$824,000. These sales were inferior to the subject property in the two key areas of land area and building size, yet they establish a market value range of \$776,900 to \$910,400. It is reasonable that the subject property would be assessed higher than this range given its superiority in size. The Board agrees that the best comparable is 88 Drake Landing Gardens, which is the most recent sale. It is both a smaller home and parcel than the subject property, yet has a time-adjusted sale price of \$910,400.

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Board's Decision

[18] The assessment is confirmed at \$924,000.

It is so ordered.

Dated at the Town of Okotoks in the Province of Alberta this 26th day of June 2025.

A solid black rectangular box used to redact the signature of the Presiding Officer.

Laura Dunbar-Proctor
Presiding Officer

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

NO.	ITEM
C-1	Complaint Form (2 pages)
C-2	Complainant's Disclosure (8 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.*