

# Case Study

## Property Assessment Consulting

### MUNICIPAL BOARD REPRESENTATION – COMMERCIAL PROPERTY ASSESSMENTS

Prepared for The City of Winnipeg – Property Assessment Department

#### PROJECT DESCRIPTION

This assignment entailed completing approximately 60 narrative appraisal reports on high profile properties under assessment appeal.

The properties entailed downtown and suburban office buildings, single and multiple tenant industrial complexes, for profit and not for profit, apartment buildings and commercial uses including restaurants, retail and special purpose.

The purpose of this valuation assignment was to assist the City of Winnipeg in handling the assessment appeal process before the Manitoba Municipal Board.

#### THE ANALYSIS

Narrative, litigation-ready reports were prepared for presentation to the Manitoba Municipal Board. Reviews were conducted by the City of Winnipeg Assessment Department and City of Winnipeg Legal Services Department. Advisors' staff also participated in the review of appellant materials and the preparation of rebuttal reports. Advisors' staff appeared as expert witness's, providing testimony before the Municipal Board.

#### THE OUTCOME

In the majority of cases, Stevenson's reports served to create a settlement between the parties to the tax appeal or a withdrawal of the appeal. In the minority of cases, hearings were conducted by the Manitoba Municipal Board.

The filing of these third party reports enabled a close examination of the factors affecting value and better data on which to base settlement or argue value before the tribunal process. The success rate of settlements and rate of appellant withdrawal confirmed the value of this assignment.

#### TIME FRAME AND CONTACT

Stevenson Advisors was engaged by the City of Winnipeg Property Assessment Department. This assignment took place throughout 2004 and was completed mid year 2005.