

**CITY OF REGINA
BOARD OF REVISION**

Between:

3346286 MANITOBA LIMITED

APPELLANT

- and -

**THE ASSESSOR OF
THE CITY OF REGINA**

RESPONDENT

**WRITTEN SUBMISSION ON BEHALF OF THE CITY OF REGINA
CARRY-FORWARD DOCUMENT**

**OFFICE OF THE CITY ASSESSOR
2476 Victoria Avenue
Regina, Saskatchewan
S4P 3C8**

APPENDED ITEMS

Appendix A – Copy of Assessment Notice

Appendix B – Income (SPSS Detail) Report

Balance of Appendix Items are contained in the Lead Appeal 2015-27703 for 680 McLeod Street



FACTS

Assessed Person

[1] The Assessed Person, 3346286 MANITOBA LIMITED, is the owner of the Property.

Assessed Value

[2] The total assessed value of the Property is \$5,051,600 for 2015. The primary land use code (LUC) is 3400 (Office Building) and the assessed value was arrived at using the Income Approach to Value.

[3] The primary building on the property is an office building and the valuation model used to value the property is the Warehouse model.

Non-Regulated Property

[4] The property that is the subject of this appeal is a non-regulated property that is valued pursuant to the Market Valuation Standard.

LEAD APPEAL

[5] In order to reduce the amount of duplication in this appeal, all evidence and argument contained in the Lead Appeal, 2015-27703 for 680 McLeod Street, is intended to be carried forward for this appeal.

This document was delivered by:

Office of the City Assessor
City Hall
2476 Victoria Avenue
Regina, Saskatchewan, S4P 3C8
Whose address for service is as above
Person in charge of this file: Robert Schultze

Appendix A

NOTICE OF ASSESSMENT
2015 DUPLICATE

000001

3346286 MANITOBA LIMITED
C/O SHINDICO REALTY INC.
200-1355 TAYLOR AVENUE
WINNIPEG MB R3M 3Y9

Mail Date: Nov. 7, 2014
Appeal Deadline: Dec. 8, 2014

Property Information	
Account Number	10018625
Property Address	221 N WINNIPEG STREET
Assessed Parcel	Plan: FA4603 Block: C Lot: ; Plan: 101221142 Block: C Lot: ; Plan: 84R22521 Block: T Lot:
Property Type	IMPROVED PARCEL

Assessment Information

Assessed Person(s) 3346286 MANITOBA LIMITED

School Support Public 70 % Separate 30 %

Current Assessed Value 5,051,600

Subclass (Provincial Percent)	Taxable Assessment	Exemptions
Commercial (100%)	5,051,600	Taxable(100%) From Jan-Dec

Total Taxable Assessment: 5,051,600

If you would like more information about your property characteristics, or to learn more about your Assessment Notice, please visit Regina.ca or call 306-777-7000.

This notice was mailed on **November 7, 2014**. If you wish to appeal your assessment, your appeal should be made on the enclosed form. Your appeal must be filed with the Secretary of the Board of Revision, no later than **December 8, 2014**.

This is not a tax bill. This statement shows the assessment on this property upon which taxes are to be levied. An official tax bill will be forwarded to you or your agent in due course.

E.&O.E.

Assessment, Tax and Real Estate Department
Queen Elizabeth II Court | 2476 Victoria Avenue
PO Box 1790 | REGINA SK S4P 3C8
P: 306-777-7000 | F: 306-777-6822
Regina.ca

Appendix B

Date: 17-Dec-2014
Time: 10:49:34

City of Regina - Production v5.52 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1

Account: 10018625 Nbhd: 1999 - Ross Industrial

Asmt Period: 2003 /

As of: Nov. 07, 2014

Filing #: 475202000

Zoning: IB EVZ: IB LUC1:

LUC2:

For: 2015

Land Use: 3400: (100%) Office Building ; TAXABLE (100%)

Mkt Area:

Master: N Bldg Only: N

Reinspect: 2017 Approach: INCOME

Study Area: 5206

Lease: N Mobile Home: N

Lot Size: 564,899.697 UOM: IMP

Address: 221 N WINNIPEG STREET
REGINA,SK
S4R 8T6

Legal: Plan: 84R22521 Block: T
Plan: 101221142 Block: C
Plan: FA4603 Block: C

Parcel: Plan: FA4603 Block: C Lot: ; Plan:
101221142 Block: C Lot: ; Plan: 84R22521
Block: T Lot:

SPSS Calculation Output

Building -1	Main floor 100,000sf plus	91,799.99447	345,222
Building -1	Upper floor 100,000 plus sf	42,199.99745	131,718
Vacancy -1	Vacancy Adjustment	-0.43000	-2,050
Shortfall -1	Shortfall Adjustment	-0.12000	-569
Building -1	Total Rent		474,320
Building -1	Value	9.43000	5,029,905
Building -1	Total Building Value		5,029,905
Building -2	Main floor less than 10000sf	288.05165	1,808
Building -2	Age Adjustment	2001	359
Vacancy -2	Vacancy Adjustment	-0.43000	-9
Shortfall -2	Shortfall Adjustment	-0.12000	-2
Building -2	Total Rent		2,156
Building -2	Value	9.92000	21,743
Building -2	Total Building Value		21,743

Final Assessment:

5,051,600