

Appeal No. VA14/5/040

AN BINSE LUACHÁLA
VALUATION TRIBUNAL
AN tACHT LUACHÁLA, 2001
VALUATION ACT, 2001

Martha O Byrne and Ray Martin

APPELLANT

And

Commissioner of Valuation

RESPONDENT

In Relation to the Issue of Quantum of Valuation in Respect of:

Property No. 2166751, Office(s), Floor 2, 2 Francis Street, County Borough of Dublin.

JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 9th DAY OF NOVEMBER, 2015

BEFORE:

Barry Smyth – FRICS, FSCSI, MCI Arb

Deputy Chairperson

James Browne - BL

Member

Thomas Collins – PC, FIPAV, NAEA, MCEI, CFO

Member

By Notice of Appeal received on the 28th day of August, 2014 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a net annual value of €34,600 on the above described relevant property on the grounds as set out in the Notice of Appeal as follows:

"Valuation is excessive and greater than the market rental value"

"Valuation is excessive and inequitable"

The Tribunal, having examined the particulars of the property the subject of this appeal; having confirmed its valuation history; having examined and considered the written evidence and having heard the oral evidence adduced before us by the parties to the appeal,

DETERMINES

That the Net annual value of the subject property be as set out below:

298.78 sq.m. @ €110 per sq.m = €32,865

Say €32,800

Decrease

The reasoning being

The subject property is located in an inferior location on a very narrow street off the main thoroughfare, Francis Street.

The subject property has a poor aspect onto the wall of an ESB substation.

The Respondent's comparisons, although within the same Dublin 8 area, are generally better located than the subject property.