

Appeal No. VA14/5/045

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

Ms Marie Boland

APPELLANT

And

Commissioner of Valuation

RESPONDENT

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

Property No. 797805, Retail (Shops), at 37 Clanbrassil Street Lower, County Borough of Dublin.

JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 13TH DAY OF MAY, 2015

BEFORE:

Rory Lavelle – M.A., FRICS, FSCSI, ACI Arb
Brian Larkin - BL
Dolores Power – MSCSI, MRICS

Deputy Chairperson
Member
Member

By Notice of Appeal received on the 29th day of August, 2014 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a net annual value of €10,130.00 on the above described relevant property on the grounds as set out in the Notice of Appeal as follows:

"The Valuation is incorrect"

"I am appealing on the grounds that The Property [sic] does not have a rental value of €10,130"

"The fact that the property has been vacant for 6 years"

“The current poor condition of The Property [sic] and the amount of money which would be required to carry out the extensive works to bring it to a condition where it was suited for retail renting does not appear to have been taken into account”

“The Property [sic] when compared to similar properties in its immediate neighbourhood is not valued correctly”

“The valuation which I consider ought to have been determined as being the valuation of the property concerned is €2000”.

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:

€10,450 (unchanged).

The reasoning being

The Tribunal is persuaded by the Respondents arguments in relation to the interpretation of Section 48 (3) of the Valuation Act 2011.