

Appeal No. VA14/5/079

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

Bryan F. Fox & Company Solicitors

APPELLANT

And

Commissioner of Valuation

RESPONDENT

In relation to the issue of Quantum of valuation in respect of:

Property No. 2178320, Office 46/2 North Circular Road, County Borough of Dublin.

JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 5TH DAY OF AUGUST, 2015

BEFORE

Rory Lavelle – M.A., FRICS, FSCSI, ACI Arb

Deputy Chairperson

Pat Riney - FSCSI, FRICS, FIAVI, ACI Arb,

FIABCI, Dip.Envir.Econ., ALCM, PC

Member

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

Member

By Notice of Appeal received on the 1st day of September, 2014 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a net annual valuation of €9,866.55 on the above described relevant property on the grounds as set out in the Notice of Appeal as follows:

"This property has unique issues relating to ongoing anti-social behaviour, isolation within a residential area and its poor condition which should be reflected in the Valuation."

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 valuation of the subject property be as set out below:

The Net Annual Value is reduced from €9,860 to €8,400

The reasons being as follows:

The Tribunal has determined the following:

- 1 The Respondent's evidence is of most assistance, despite the fact that comparable information relates to properties that are mainly a considerable distance away from the subject property.
- 2 The subject property has unique issues affecting it, which should be adequately reflected in a reasonable allowance in arriving at the NAV and accordingly the Tribunal determines:

A. Hall Floor – 62.54sq. metres @ €100 per sq. metre	= €6,254
B. First Floor -14.55sq. metres @85 per sq. metre	= €1,236
C. Basement -22.50sq. metres @€42.50 per sq. metre	= € 956
Total	<u>€8,446</u>

Say, €8,400