

Appeal No. VA14/4/031

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

Irish Drugs Ltd

APPELLANT

and

Commissioner of Valuation

RESPONDENT

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

Property No. 2004609, Office(s), Warehouse/Warerooms, At Lot .13b, Ballyedrowen, Birdstown, Inishowen, Co Donegal.

JUDGMENT OF THE VALUATION TRIBUNAL
ISSUED ON THE 6TH DAY OF JULY 2016

B E F O R E

Stephen J. Byrne, BL

Deputy Chairperson

Aidan McNulty, Solicitor

Member

Frank Walsh, QFA, Valuer

Member

By Notice of Appeal received on the 23rd day of December, 2014 the Appellant appealed against the determination of the Commissioner of Valuation in fixing a rateable valuation of €125.00 on the above described relevant property on the grounds as set out in the Notice of Appeal as follows:

"Valuation is excessive and bad in law. Not valued in accordance with Valuation Acts, comparisons used are not comparable."

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/rateable valuation) of the subject property be as set out below:

USE	AREA (SQ. M)	€/SQ.M	NAV
Offices	85.06	30.75	2,615.60
Warehouse	981.21	21.00	20,605.41
Total	1,066.27		23,221.01

Rateable Valuation = Total NAV €23,221.01 x 0.5% = €116.10

Say €116

The reasoning being

1. The Tribunal accordingly finds that the Appellant did not sustain a case for a reduction in the valuation of the offices.
2. The Appellant did not provide sufficient evidence to support his assertion that the old warehouse building was in anyway inferior to the new building.
3. The Tribunal finds that the Appellant Comparison no.1 to be the most helpful as it is a superior building with a better yard and located on the outskirts on Buncrana which is a much larger town.
4. Accordingly, the Tribunal confirms a decrease in the rate per sq. metre for the Warehouse to €21 per sq. metre.