

**CALGARY
ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

In the matter of the complaint against the Property/Business assessment as provided by the *Municipal Government Act*, Chapter M-26, Section 460(4).

between:

F.M.T. Holdings Ltd., COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

L. Wood, PRESIDING OFFICER

I. Zacharopoulos, MEMBER

D. Steele, MEMBER

This is a complaint to the Calgary Assessment Review Board in respect of Property assessment prepared by the Assessor of The City of Calgary and entered in the 2010 Assessment Roll as follows:

ROLL NUMBER: 090064403

LOCATION ADDRESS: 4504 1 STREET SE

HEARING NUMBER: 57005

ASSESSMENT: \$2,380,000

This complaint was heard on 11th day of August, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 11.

Appeared on behalf of the Complainant:

- *Mr. W. Juke*

Appeared on behalf of the Respondent:

- *Mr. J. Young*

Board's Decision in Respect of Procedural or Jurisdictional Matters:

The Respondent presented several corrections pertaining to the subject property as shown on the Assessment Explanation Supplement (Exhibit R2). The building's footprint was corrected from 3,125 sq ft to 9,000 sq ft, the rentable building area was corrected from 11,375 sq ft to 9,000 sq ft and the rate per sq ft was corrected from \$209.00 to \$170.00. These corrections resulted in a reduction to the subject property's assessment from \$2,380,000 to \$1,500,000. The Complainant indicated that he was in agreement with these corrections. The Board concurs with these corrections as well.

Board's Decision:

The decision of the Board is to reduce the assessment for the subject property from \$2,380,000 to \$1,530,000 for the 2010 assessment year.

DATED AT THE CITY OF CALGARY THIS 24 DAY OF AUGUST 2010.



Lana J. Wood
Presiding Officer

An appeal may be made to the Court of Queen's Bench on a question of law or jurisdiction with respect to a decision of an assessment review board.

Any of the following may appeal the decision of an assessment review board:

- (a) the complainant;*
- (b) an assessed person, other than the complainant, who is affected by the decision;*
- (c) the municipality, if the decision being appealed relates to property that is within*

the boundaries of that municipality;

- (d) the assessor for a municipality referred to in clause (c).*

An application for leave to appeal must be filed with the Court of Queen's Bench within 30 days after the persons notified of the hearing receive the decision, and notice of the application for leave to appeal must be given to

- (a) the assessment review board, and*
- (b) any other persons as the judge directs.*