

**CALGARY
ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

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

between:

Altus Group Ltd., COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

R. Irwin, PRESIDING OFFICER

P Charuk, MEMBER

R. Deschaine, MEMBER

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

ROLL NUMBER:	101 014 702
LOCATION ADDRESS:	6020 1A Street S.W. Calgary Alberta
HEARING NUMBER:	56409
ASSESSMENT:	\$5,030,000

This complaint was heard on the 10 day of August, 2010 at the office of the Assessment Review Board located at 4th floor, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom # 2

APPEARED:

- D Chabot *(Altus Group Ltd., Complainant)*

and

- J. Young *(City of Calgary Assessment, Respondent)*

PROPERTY DESCRIPTION:

The subject property is a 40,334 sq. ft. suburban office building located at 6020 1A St S.W. Calgary AB. The property is assessed at \$5,030,000.

ISSUES:

- vacancy

COMPLAINANT'S REQUESTED VALUE:

The request on the complaint form was 4,000,000. This was revised to \$4,360,000 in the evidence exchanged.

BOARD'S FINDINGS:

The parties considered previous ARB decisions that established a vacancy rate of 9.5% and agreed that a vacancy rate of 9.5% is appropriate

BOARD DECISION

The assessed value of the property is set at 4,360,000

DATED AT THE CITY OF CALGARY THIS 10 DAY OF September, 2010.



R. IRWIN, 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.*