



ASSESSMENT REVIEW BOARD

Churchill Building
10019 103 Avenue
Edmonton AB T5J 0G9
Phone: (780) 496-5026

NOTICE OF DECISION NO. 0098 583/11

ALTUS GROUP
17327 106A Avenue
EDMONTON, AB T5S 1M7

The City of Edmonton
Assessment and Taxation Branch
600 Chancery Hall
3 Sir Winston Churchill Square
Edmonton AB T5J 2C3

This is a decision of the Composite Assessment Review Board (CARB) from a hearing held on December 14, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
6074256	9104 118 Avenue NW	Plan: 2307R Block: 2 Lot: 27-30	\$932,500	Annual New	2011

Before:

Dean Sanduga, Presiding Officer
Petra Hagemann, Board Member
Taras Luciw, Board Member

Board Officer: Jason Morris

Persons Appearing on behalf of Complainant:

Walid Melhem, Altus Group

Persons Appearing on behalf of Respondent:

Ryan Heit, Assessor, City of Edmonton

PRELIMINARY MATTERS

The Board Members indicated that they had no bias with regard to the matter before them. The parties indicated that they had no objection to the composition of the Board.

At the outset, the Respondent advised the Board to revise the rental rate assessment from \$14.00 to \$12.00 per square foot and recommend that the 2011 assessment be reduced to \$797,000.

Upon questioning the Complainant accepted the recommendation as noted.

BACKGROUND

The subject property is a one storey retail/wholesale building constructed in 1964 and located at municipal address 9104-118 Avenue NW in the Alberta Avenue subdivision in the City of Edmonton. The size of the property is 6,255 square feet, main floor only, on a lot of 13,442 square feet. The property was assessed on the income approach, and the 2011 assessment is \$932,500.

ISSUE(S)

There were numerous issues listed in exhibiting C-1, pg 3, however only the following issues were addressed during the hearing:

1. Is the 2011 assessment rental rate higher than market value?

LEGISLATION

Municipal Government Act, RSA 2000, c M-26

s 467(1) An assessment review board may, with respect to any matter referred to in section 460(5), make a change to an assessment roll or tax roll or decide that no change is required.

s 467(3) An assessment review board must not alter any assessment that is fair and equitable, taking into consideration

- a) the valuation and other standards set out in the regulations,
- b) the procedures set out in the regulations, and
- c) the assessments of similar property or businesses in the same municipality.

DECISION

The decision of the Board is to reduce the 2011 assessment from \$ 932,500 to \$ 797,000.

REASONS FOR THE DECISION

At the outset, the Respondent advised the Board to revise the rental rate assessment from \$14.00 to \$12.00 per square foot and recommend that the 2011 assessment be reduced to \$797,000.

Upon questioning, the Complainant accepted the recommendation as offered.

DISSENTING OPINION AND REASONS

None

Dated this 21 day of December 2011, at the City of Edmonton, in the Province of Alberta.

Dean Sanduga, Presiding Officer

This decision may be appealed to the Court of Queen's Bench on a question of law or jurisdiction, pursuant to Section 470(1) of the Municipal Government Act, RSA 2000, c M-26.

cc: ROCHEFORT INVESTMENTS LTD.