ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 787/11

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 February 27, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
10125192		Plan: 0821569 Block: 3 Lot: 13A	$84,692,000	Annual New	2011

Before:

Robert Mowbrey, Presiding Officer
Brian Frost, Board Member
Mary Sheldon, Board Member

Board Officer: Segun Kaffo

Persons Appearing on behalf of Complainant:

John Trelford, Altus Group Ltd.

Persons Appearing on behalf of Respondent:

Brennen Tipton, Assessor, City of Edmonton
Cam Ashmore, Lawyer, City of Edmonton
Darren Davies, Assessor, City of Edmonton
Vasily Kim, Assessor, City of Edmonton

PRELIMINARY AND PROCEDURAL MATTERS

The parties indicated they had no objection to the composition of the Board. In addition, the Board members indicated they had no bias on this file.

At the beginning of the hearing, the Complainant and the Respondent indicated they had come to a joint recommendation.

ISSUE(S)

What is the market value of the subject property?

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.

POSITION OF THE COMPLAINANT AND RESPONDENT.

The Complainant and the Respondent gave a joint recommendation to the Board. The recommendation is based on reducing the excess land component of the subject property.

DECISION

After the joint recommendation, the Board recessed, deliberated and rendered the decision to the parties. The decision is to reduce the 2011 assessment from $84,692,000 to $80,423,500.

REASONS FOR THE DECISION

The Board agrees with the joint recommendation of both the Complainant and Respondent.

DISSENTING OPINION AND REASONS

There was no dissenting opinion.

Dated this 28th day of February, 2012, at the City of Edmonton, in the Province of Alberta.

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Robert Mowbrey, 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.

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cc: TWIN EQUITIES INC