

**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-26.1, Section 460(4).

between:

Altus Group COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

***Board Chair, Tom Golden
Board Member R Deschaine
Board Member R Glenn***

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

ROLL NUMBER:	113012108
LOCATION ADDRESS:	155 Glendale CI SE
HEARING NUMBER:	56411
ASSESSMENT:	\$3,950,000.00

This complaint was heard on 21 day of July, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 12.

Appeared on behalf of the Complainant:

- D Chabot

Appeared on behalf of the Respondent:

- A Jerome

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

There were no preliminary matters.

Property Description:

The property is a suburban office in the SE area of the City with 30,716 sq ft of area.

Issues: The assessment

Is the rental rate applied the correct rate?

Complainant's Requested Value:

\$3,230,000.00

Board's Decision in Respect of Each Matter or Issue:

Vacancy rate


A vacancy rate of 9.5% is appropriate.

The parties had consideration of previous decisions of the ARB and accepted the decisions established rate of 9.5%. The new value was calculated and accepted by the Board.

Board's Decision:

The assessed value of the property is set at \$3,620,000.00

DATED AT THE CITY OF CALGARY THIS 3rd DAY OF August 2010.


Tom Golden
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.*