

**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:

Altus Group, COMPLAINANT
and

The City Of Calgary, RESPONDENT

before:

Don H Marchand, PRESIDING OFFICER
Bo Jerchal, MEMBER
Phil Pask, MEMBER

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:	068118009
LOCATION ADDRESS:	438 – 11 AV SE
HEARING NUMBER:	55789
ASSESSMENT:	\$4,150,000

This complaint was heard on the 26 day of July, 2010 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 1.

Appeared on behalf of the Complainant:

- *Altus Group Ltd: B. Ryan*

Appeared on behalf of the Respondent:

- *City of Calgary C. Keough*

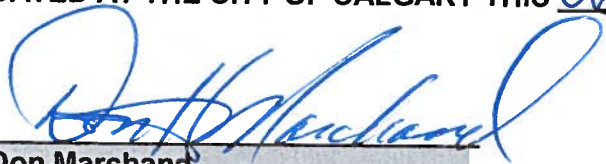
Board's Decision in Respect of a Preliminary Matter:

- Prior to opening the hearing the Parties requested an opportunity to prepare and submit a jointly signed recommendation. The Parties upon review of the file were able to reach a settlement as late as the past Friday.
- The signed T3 ARB form recommends an assessment revision from \$4,150,000 to \$2,780,000.
- The CARB upon questioning of the Parties is satisfied that the subject's market value is being reflected in the recommend assessment amount.

Decision:

The assessment is revised to **\$2,780,000**

DATED AT THE CITY OF CALGARY THIS 06 DAY OF August 2010.



Don Marchand
Presiding Officer

DM/nd

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.*