

**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 Property assessment prepared by the Assessor of The City of Calgary and entered in the 2010 Assessment Roll as follows:

<b>ROLL NUMBER:</b>	<b>104032206</b>
<b>LOCATION ADDRESS:</b>	<b>6401 Crowchild Tr. SW</b>
<b>HEARING NUMBER:</b>	<b>59342</b>
<b>ASSESSMENT:</b>	<b>\$871,000</b>

This complaint was heard on the 9<sup>th</sup> day of August, 2010 at the office of the Assessment Review Board located at 4<sup>th</sup> floor, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom # 2.

**APPEARED:**

- A. Izzard (Altus Group Ltd., Complainant)

and

- M. Ryan (City of Calgary Assessment, Respondent)

**PROPERTY DESCRIPTION:**

The subject is a 0.27 acre corner lot that was a service station site. The building that was on site was built in 1961 and has been demolished

**ISSUES:**

- rental rate
- vacancy
- cap rate

**COMPLAINANT'S REQUESTED VALUE:**

\$460,000

**BOARD'S DECISION IN RESPECT OF EACH MATTER OR ISSUE:**

The Board agrees with the party's request to reduce the assessment to \$820,000.

DATED AT THE CITY OF CALGARY THIS 23<sup>rd</sup> DAY OF August, 2010.

  
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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.*