

**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-26.1, Section 460(4).

between:

Altus Group Ltd., COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

T. Helgeson, PRESIDING OFFICER

J. Massey, MEMBER

J. Mathias, MEMBER

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

ROLL NUMBER: 200676278

LOCATION ADDRESS: 6403 48th Street S.E.

HEARING NUMBER: 59074

ASSESSMENT: \$50,440,000

This complaint was heard on the 3rd day of August, 2010 at the office of the Assessment Review Board located at 4th Floor, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 5.

Appeared on behalf of the Complainant:

- *Josh Weber*

Appeared on behalf of the Respondent:

- *Ian Baigent*

Property Description:

The subject property consists of two large industrial warehouses situated on a 25.96 acre site in the Foothills industrial area of southwest Calgary. The larger warehouse, constructed in 1998, has a rentable area of 383,615, and is assessed at \$73 per square foot. The smaller warehouse, with a rentable area of 270,169 square feet, was constructed in 2005, and is assessed at \$82.11 per square foot, for an aggregate assessed value for the subject property of \$77 per square foot.

Issues:

Has the subject property been assessed fairly and equitably?

Complainant's Requested Value:

The Complainant submitted that the assessed rate of \$77 per square foot for the subject property is not unreasonable in view of the year of construction of the smaller warehouse.

Board's Decision:

The Board accepted the submissions of both Complainant and Respondent, found the assessment fair and equitable, and confirmed the assessment at \$50,440,000.

DATED AT THE CITY OF CALGARY THIS 2 DAY OF SEPTEMBER 2010.



 T. Helgeson
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.*