

**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:**

***L. Wood, PRESIDING OFFICER***

***P. Grace, MEMBER***

***B. Jerchel, MEMBER***

This is a complaint to the Calgary Assessment Review Board in respect of a 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>091029827</b>
<b>LOCATION ADDRESS:</b>	<b>5035 12A STREET SE</b>
<b>HEARING NUMBER:</b>	<b>59408</b>
<b>ASSESSMENT:</b>	<b>\$3,240,000</b>

This complaint was heard on 31st day of August, 2010 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 9.

Appeared on behalf of the Complainant:

- *Mr. R. Worthington*

Appeared on behalf of the Respondent:

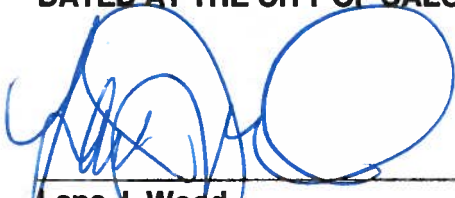
- *Mr. R. Luchak*

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

At the commencement of the hearing, the Respondent submitted that there is a factual error in regards to the square footage of the subject property. It should be 12,010 sq ft, not 13,978 sq ft as assessed (Exhibit C1 page 20; Exhibit R1 page 17). The Complainant was in agreement with the correction.

Based on the corrected square footage, it is the decision of the Board to reduce the 2010 assessment of the subject property from \$3,240,000 to \$2,900,000.

DATED AT THE CITY OF CALGARY THIS 15 DAY OF SEPTEMBER 2010.

  
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**Lana J. Wood**  
**Presiding Officer**

**APPENDIX A****DOCUMENTS RECEIVED AND CONSIDERED BY THE ASSESSMENT REVIEW BOARD:**

<b>NO.</b>	<b>ITEM</b>
Exhibit C1	Evidence Submission of the Complainant
Exhibit R1	City of Calgary's Assessment Brief

*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.*