

**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:

B. Horrocks, PRESIDING OFFICER

A. Blake, MEMBER

K. Farn, 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:

| | |
|--------------------------|----------------------------|
| ROLL NUMBER: | 201473410 |
| LOCATION ADDRESS: | 225 PANATELLA HL NW |
| HEARING NUMBER: | 59814 |
| ASSESSMENT: | \$4,350,000 |

This complaint was heard on the 2nd day of December, 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:

- Mr. B. Neeson (Altus Group Ltd.)

Appeared on behalf of the Respondent:

- Ms. K. Haut

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

The Respondent advised that the original assessment was in error. The market value should have been calculated by multiplying the first 30,000 sq. ft. by \$69 / sq. ft. and the remainder by \$19 / sq. ft. The resultant market value is \$3,856,038.

The Complainant agreed.


Property Description:

The subject property is a 2.85 acre parcel located in the Panorama Hills community in NW Calgary. The site is zoned Direct Control and is currently vacant.

Board's Decision:

The 2010 assessment is reduced to \$3,850,000.

DATED AT THE CITY OF CALGARY THIS 9th DAY OF DECEMBER 2010.


B. Horrocks
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.*