

**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, Revised Statutes of Alberta 2000 (the Act).

between:

***IKO Sales Ltd. c/o Hove Street Properties Ltd.
(as represented by AEC International Inc.), COMPLAINANT***

and

The City Of Calgary, RESPONDENT

before:

***L. Wood, PRESIDING OFFICER
P. Charuk, MEMBER
T. Usselman, 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 2012 Assessment Roll as follows:

ROLL NUMBER:	033012907
LOCATION ADDRESS:	4080 6A ST NE
HEARING NUMBER:	68441
ASSESSMENT:	\$2,220,000

This complaint was heard on 18 day of June, 2012 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:

- J. Luong Agent, AEC International Inc.
- J. Wingrowich Agent, AEC International Inc.

Appeared on behalf of the Respondent:

- G. Bell Assessor, City of Calgary

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

At the commencement of the hearing, the Complainant stated that he had an opportunity to discuss the subject property's assessment with the Respondent. Upon those discussions, the Complainant indicated that he was satisfied the current assessment for the subject property is accurate and reflects market value. As such, the assessment should be confirmed. The Respondent was in agreement. The Board finds the Complainant's explanation reasonable and confirms the assessment accordingly.

Board's Decision:

The decision of the Board is to confirm the 2012 assessment for the subject property at \$2,220,000.

DATED AT THE CITY OF CALGARY THIS 29 DAY OF June 2012.



Lana J. Wood
Presiding Officer

APPENDIX "A"**DOCUMENTS PRESENTED AT THE HEARING
AND CONSIDERED BY THE BOARD:**

NO.	ITEM
1. C1	Complainant's Evidence
2. C2	Complainant's Rebuttal
3. R1	Respondent's Evidence

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.*

FOR ADMINISTRATIVE USE

Subject	Property Type	Property Sub-Type	Issue	Sub-Issue
CARB	Warehouse			