

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

between:

***LONG, MELISSA C., COMPLAINANT,
as represented by COLLIERS INTERNATIONAL REALTY ADVISORS INC.***

and

The City Of Calgary, RESPONDENT

before:

***T. Helgeson, PRESIDING OFFICER
H. Ang, MEMBER
E. Bruton, 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: 075078816

LOCATION ADDRESS: 3717 17 Avenue SE

HEARING NUMBER: 65865

ASSESSMENT: \$1,170,000

This complaint came before the Board on Thursday, the 27th of September, 2012 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 2.

Appeared on behalf of the Complainant:

- *T. Howell*

Appeared on behalf of the Respondent:

- *C. Yee and D. Clark*

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

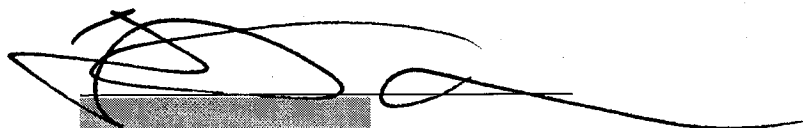
[1] At the outset of the hearing, the Respondent's assessors advised the Board of a factual error in the assessment, i.e., that the size of the land component of the subject property is incorrect. Instead of 19,639 sq. ft., the area of the land component is only 9,820 sq. ft. With the correction in size of the land component, the assessment of the subject property would be \$714,000. The assessors informed the Board that efforts had been made to contact the Complainant concerning the error, but without success.

[2] The Complainant's representative advised the Board that he was willing to consent to a reduction in the assessment to \$714,000. In the result, the assessment was revised to \$714,000 by mutual consent.

The Board's Decision:

[3] The assessment, as revised by mutual consent, is revised to \$714,000.

DATED AT THE CITY OF CALGARY THIS 27th DAY OF November 2012.



Presiding Officer

Exhibits

None

<u>Appeal Type</u>	<u>Property Type</u>	<u>Property Sub-Type</u>	<u>Issue</u>	<u>Sub-Issue</u>
CARB	Retail	Not Known	Land area	Nil

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.*