

**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:**

***ALTALINK Management Ltd., (as represented by AEC International Inc.), COMPLAINANT***

**and**

***The City Of Calgary, RESPONDENT***

**before:**

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

***M. Peters, MEMBER***

***E. Reuther, 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 2011 Assessment Roll as follows:

<b>ROLL NUMBER:</b>	<b>115062200</b>
<b>LOCATION ADDRESS:</b>	<b>7503 30 ST SE</b>
<b>HEARING NUMBER:</b>	<b>64042</b>
<b>ASSESSMENT:</b>	<b>\$3,410,000</b>

This complaint was heard on 22 day of August, 2011 at the office of the Assessment Review Board located at Floor Number 4, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 3.

Appeared on behalf of the Complainant:

- Ms. B. Soulier Agent, AEC International Inc.

Appeared on behalf of the Respondent:

- Mr. I. Baigent Assessor, City of Calgary

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

The subject property is a single tenant industrial warehouse (29,360 sq. ft.) located in Foothills Industrial. The subject property is currently assessed at \$116 psf. At the commencement of the hearing, the Complainant indicated that a correction to the subject property's square footage was warranted to accurately reflect the storage area (4,280 sq. ft.) and the assessed rate of \$10.00 psf. The Respondent agreed that a correction was required to reflect a shed that is attached to the warehouse and verbally set out the correction as follows:

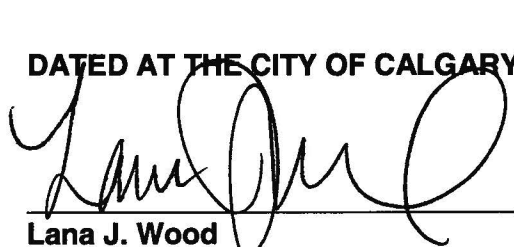
$$(25,080 \text{ sq. ft.} \times \$112 \text{ psf}) + (4,280 \text{ sq. ft.} \times \$10 \text{ psf}) = \$2,851,499 \text{ truncated to } \$2,850,000.$$

Based on the parties' agreement, the Board will reduce the subject property's 2011 assessment accordingly.

**Board's Decision:**

The decision of the Board is to revise the 2011 assessment for the subject property from \$3,410,000 to \$2,850,000 (truncated).

DATED AT THE CITY OF CALGARY THIS 22<sup>nd</sup> DAY OF OCTOBER 2011.

  
Lana J. Wood  
Presiding Officer

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

<b>EXHIBIT NO.</b>	<b>ITEM</b>
1. C1	Complainant's Submission
2. R1	Respondent's Submission

*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.*