

**CALGARY
COMPOSITE 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:

Royal Stewart, COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

J. Fleming, PRESIDING OFFICER

D. Morice, MEMBER

S. Rourke, 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:

ROLL NUMBER: 046026704

LOCATION ADDRESS: 234 20 Ave. NE

HEARING NUMBER: 62190

ASSESSMENT: \$1,270,000

This complaint was heard on 3rd day of October, 2011 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 10.

Appeared on behalf of the Complainant:

- *No Appearances*

Appeared on behalf of the Respondent:

- *N. Domenie*

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

At the appointed time, there was no Complainant in the hearing room. The CARB adjourned for 15 minutes in case the Complainant was delayed en route to the hearing. Upon reconvening, the Complainant was still not in attendance nor had any message been received that he/she would be delayed. In addition, no disclosure had been received from the Complainant beyond the initial Complaint Form. Accordingly, at the request of the Respondent, the assessment was confirmed.

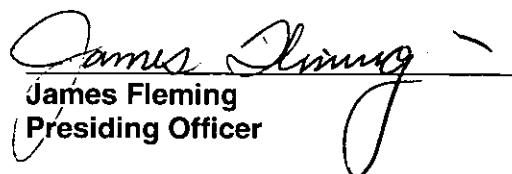
Complainant's Requested Value:

\$1,050,000

Board's Decision:

The complaint is denied, and the assessment is confirmed at \$1,270,000.

DATED AT THE CITY OF CALGARY THIS 11 DAY OF OCTOBER 2011.


James Fleming
Presiding Officer

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

| NO. | ITEM |
|------------|-----------------------|
| 1. C1 | Complainant Form |
| 2. R1 | Respondent Disclosure |

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.*