

**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:

***Shepard Development Corporation, as represented by Altus Group Limited,
COMPLAINANT***

and

The City Of Calgary, RESPONDENT

before:

***S. Barry, PRESIDING OFFICER
J. Joseph, MEMBER
E. Reuther, MEMBER***

This is a complaint to the Composite Assessment Review Board (CARB) 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:	200714020
LOCATION ADDRESS:	12865 52 St. S.E. Calgary, AB
HEARING NUMBER:	63526
ASSESSMENT:	\$1,960,000

This complaint was heard on the 20th day of October, 2011 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:

- *A. Izard, Altus Group Limited*

Appeared on behalf of the Respondent:

- *R. Fegan, City of Calgary*
- *C. Lee, City of Calgary*

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

The Parties requested, and were granted, time at the start of the hearing to review the assessment calculation. Upon review of the assessment, the Complainant advised that he was satisfied that the correct adjustment for shape had been made and that the assessment, therefore, was correct.

Board's Decision:

The 2011 assessment is confirmed at \$1,960,000

DATED AT THE CITY OF CALGARY THIS 9 DAY OF November 2011.



S. Barry, 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:

- the complainant;*
- an assessed person, other than the complainant, who is affected by the decision;*
- the municipality, if the decision being appealed relates to property that is within the boundaries of that municipality;*
- 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.*