



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:

***Sam Assef, Ron Assef, Ahmed Assef and Ali Assef
(as represented by Assessment Advisory Group Inc.), COMPLAINANT***

and

The City Of Calgary, RESPONDENT

before:

***J. Dawson, PRESIDING OFFICER
T. Livermore, BOARD MEMBER
K. B. Bickford, BOARD MEMBER***

This is a complaint to the Composite Assessment Review Board [CARB or the Board] in respect of a property assessment prepared by the Assessor of The City of Calgary and entered in the 2014 Assessment Roll as follows:

ROLL NUMBER:	069051803
LOCATION ADDRESS:	1515 9 AV SE
FILE NUMBER:	75151
ASSESSMENT:	\$2,020,000

This complaint was heard on 15th day of July, 2014 at the office of the Calgary Assessment Review Board [ARB] located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 11.

Appeared on behalf of the Complainant:

- **S. Cobb** *Agent, Assessment Advisory Group Inc.*

Appeared on behalf of the Respondent:

- **J.S. Villeneuve-Cloutier** *Assessor, City of Calgary*

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

[1] At the request of the Complainant and the agreement of the Respondent the hearing for the subject property is brought forward from August 11, 2014 at 9:00 AM to July 15, 2014 at 1:30 PM.

Board's Decision:

[2] As per section 10(1) and 10(3) of the Matters Relating to Assessment Complaints Regulation [MRAC], with the consent of both parties, the hearing is altered and the disclosure deadlines amended to 1:30 PM on July 15th, 2014.

Legislative Authority, Requirements, and Considerations:

Matters Relating to Assessment Complaints Regulation

Alberta Regulation 310/2009 with amendments up to and including Alberta Regulation 215/2012

Abridgement or expansion of time

- 10(1)** *A composite assessment review board may at any time, with the consent of all parties, abridge the time specified in section 7(d).*
- (3)** *A time specified in section 8(2)(a), (b) or (c) for disclosing evidence or other documents may be abridged with the written consent of the persons entitled to the evidence or other documents.*

Position of the Parties

Complainant's Position:

[3] I Stephen Cobb of Assessment Advisory Group Inc. hereby provide consent to abridge the timelines for ARB file number 75151 to 1:30 PM July 15, 2014.

[4]

Sign: 

Date:

15 July 2014

Respondent's Position:

[5] I Jean-Sebastien Villeneuve-Cloutier of The City of Calgary hereby provide consent to abridge the timelines for ARB file number 75151 to 1:30 PM July 15, 2014.

[6]

Sign: 

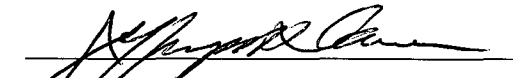
Date:

15 JUL 2014

Board's Reasons for Decision:

[7] Consent from all parties provided.

DATED AT THE CITY OF CALGARY THIS 21st DAY OF July 2014.


Jeffrey Dawson
Presiding Officer

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

NO.	ITEM
1. C1	Complainant Disclosure
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.*

Municipal Government Board use only: Decision Identifier Codes				
Appeal Type	Property Type	Property Sub-Type	Issue	Sub-Issue
CARB				