



ASSESSMENT REVIEW BOARD

Churchill Building
10019 103 Avenue
Edmonton AB T5J 0G9
Phone: (780) 496-5026

NOTICE OF DECISION NO. 0098 130/11

John Colak, JJ Max Inc.
14020 - 120 Street NW
Edmonton, AB T5X 4X8

The City of Edmonton
Assessment and Taxation Branch
600 Chancery Hall
3 Sir Winston Churchill Square
Edmonton AB T5J 2C3

This is a decision of the Composite Assessment Review Board (CARB) from a hearing held on August 24, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
3796802	10767 95 Street NW	Plan: RN23 Block: 19 Lot: 21 / Plan: RN23 Block: 19 Lot: 22	\$577,000	Annual New	2011

Before:

Dean Sanduga, Presiding Officer
Jack Jones, Board Member
Jasbeer Singh, Board Member

Board Officer: Kristen Hagg

Persons Appearing on behalf of Complainant:

John Colak, JJ Max Inc.

Persons Appearing on behalf of Respondent:

Chris Rumsey, City of Edmonton, Assessor

PROCEDURAL MATTERS

Upon questioning by the Presiding Officer the parties before the Board indicated no objection to the composition of the Board. In addition, the Board members indicated no bias with respect to this file.

PRELIMINARY MATTERS

At the commencement of the hearing, the Respondent made a recommendation to revise the assessment of the subject property, a parcel of vacant land, from \$577,000 to \$403,500. The basis of the recommendation was that upon review of the location, its neighbourhood and the history, the subject property's 2011 assessment needed to be brought in line with the more realistic market value.

The Board was advised that the recommendation had been disclosed to the Complainant, immediately prior to the scheduled Board hearing, and the two parties had come to an agreement on a revised assessment.

The Respondent requested that the Board approve a new revised assessment of \$403,500.

The Board was unanimous in accepting the Respondent's recommendation of the new revised assessment of \$403,500.

DECISION

The Board accepts the recommendation made by the Respondent.

Roll Number	Original Assessment	New Assessment
3796802	\$577,000	\$403,500

REASONS FOR THE DECISION

The Board agrees with the parties that the amount of \$403,500 represents a fair and equitable assessment for the subject property.

DISSENTING OPINION AND REASONS

There were no dissenting opinions.

Dated this 2nd day of September 2011, at the City of Edmonton, in the Province of Alberta.

Dean Sanduga, Presiding Officer

This decision may be appealed to the Court of Queen's Bench on a question of law or jurisdiction, pursuant to Section 470(1) of the Municipal Government Act, RSA 2000, c M-26.