



ASSESSMENT REVIEW BOARD

MAIN FLOOR CITY HALL
1 SIR WINSTON CHURCHILL SQUARE
EDMONTON AB T5J 2R7
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NOTICE OF DECISION NO. 0098 268/10

Kevin Bui
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8722 163 Avenue NW
Edmonton AB T5Z 3K5

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 October 5, 2010 respecting a complaint for:

Roll Number 3319308	Municipal Address 11206 107 Avenue NW	Legal Description Plan 5665CG Block 12 Lot 1, etc.
Assessed Value \$219,000	Assessment Type Annual New	Assessment Notice for: 2010

Before:

Darryl Trueman, Presiding Officer
Petra Hagemann, Board Member
Howard Worrell, Board Member

Board Officer:

J. Halicki

Persons Appearing: Complainant

Not in attendance

Persons Appearing: Respondent

Chris Rumsey, Assessor

PRELIMINARY MATTERS

The Complainant did not appear. The Respondent did not have any objection as to the composition of the Board.

BACKGROUND

The subject property is a vacant, CB1 zoned lot containing 3,600 sq. ft. located fronting on 107 Avenue at 112 Street located in the Queen Mary Park neighbourhood.

LEGISLATION

The Municipal Government Act, R.S.A. 2000, c. M-26;

s.467(1) An assessment review board may, with respect to any matter referred to in section 460(5), make a change to an assessment roll or tax roll or decide that no change is required.

s.467(3) An assessment review board must not alter any assessment that is fair and equitable, taking into consideration

- (a) the valuation and other standards set out in the regulations,
- (b) the procedures set out in the regulations, and
- (c) the assessments of similar property or businesses in the same municipality.

POSITION OF THE COMPLAINANT

The Complainant provided a letter complaining about the zoning.

POSITION OF THE RESPONDENT

The Respondent advised that the zoning on the land changed in 2004 with the proviso that residential zoning would remain until the residence was removed.

DECISION

The Board's decision is to confirm the assessment at \$219,000.

REASONS FOR THE DECISION

The evidence required to change an assessment must be supplied by the Complainant and in sufficient detail for the Board to be able to understand the relationship between the evidence presented and the subject property. In the absence of such evidence, the Board had no alternative but to confirm the assessment.

Dated this fifth day of October, 2010 A.D., at the City of Edmonton, in the Province of Alberta.

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, R.S.A. 2000, c.M-26.

CC: Municipal Government Board
City of Edmonton, Assessment & Taxation Branch