



ASSESSMENT REVIEW BOARD

MAIN FLOOR CITY HALL
1 SIR WINSTON CHURCHILL SQUARE
EDMONTON, ALBERTA T5J 2R7
(780) 496-5026 FAX (780) 496-8199

NOTICE OF DECISION NO. 0098 313/10

Altus Group Ltd.
17327 106A Avenue
Edmonton, AB T5S 1M7

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 20, 2010 respecting a complaint for:

Roll Number 1075514	Municipal Address 9301 49 Street NW	Legal Description Plan: 7622073 Block: 4 Lot: 12, etc.
Assessed Value \$8,682,000	Assessment Type Annual New	Assessment Notice for: 2010

Before:

Jack Schmidt, Presiding Officer
Howard Worrell, Board Member
Petra Hagemann, Board Member

Board Officer:

J. Halicki

Persons Appearing: Complainant

Chris Buchanan, Agent
Senior Consultant, Altus Group Ltd.

Persons Appearing: Respondent

Richard Fraser, Assessor
Assessment and Taxation Branch

PRELIMINARY MATTERS

Upon questioning by the Presiding Officer, the parties indicated no objection to the CARB's composition and Board Members expressed no bias with respect to this roll.

The Respondent proposed a recommendation to reduce the assessment for this roll which was acceptable to the Complainant's agent.

ISSUE(S)

- 1) Land value in the 2010 assessment is too high.
- 2) Depreciation for the improvement value is incorrect.

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.

BACKGROUND

The subject property, comprising approximately 311,394 sq. ft., is located in the Eastgate Business Park subdivision.

COMPLAINANT'S POSITION

The Complainant's agent presented no evidence but accepted a proposed assessment reduction offered by the City of Edmonton.

RESPONDENT'S POSITION

The Respondent proposed that the 2010 assessment be reduced to \$8,440,500.

DECISION

The decision of the Board is to revise the 2010 assessment from \$8,682,000 to the Respondent's recommendation of \$8,440,500.

REASONS FOR THE DECISION

The Respondent presented a revised assessment for the subject property 2010 assessment. This revised assessment was accepted by the Complainant as being its correct assessment. Since no other issues were outstanding in the complaint hearing, the Board accepted the proposed revised assessment as presented by the City of Edmonton.

DISSENTING DECISION AND REASONS

There were no dissenting decisions/reasons.

Dated this twenty-seventh 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 and Taxation Branch
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