



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 390/11

ALTUS GROUP
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 November 16, 2011, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
10039877	3703 144 AVENUE NW	Plan: 0525513 Block: 6 Lot: 54	\$781,000	Annual New	2011

Before:

Tom Robert, Presiding Officer
Judy Shewchuk, Board Member
Ron Funnell, Board Member

Board Officer: Segun Kaffo

Persons Appearing on behalf of Complainant:

Jordan Thachuk
Walid Melhem

Persons Appearing on behalf of Respondent:

Chris Rumsey
Jerry Sumka

BACKGROUND

The subject property is undeveloped vacant land measuring 43,123,442 square feet and located in Clareview Campus.

ISSUE(S)

What is the market value of the subject property as of July 1, 2010?

LEGISLATION

Municipal Government Act, RSA 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 two sales comparables in close proximity to the subject with time adjusted sales prices of \$9.19 and \$9.18 per sq. ft. respectively. The Complainant requested an assessment of \$10 per sq. ft. for a total assessment of \$431,000

POSITION OF THE RESPONDENT

The Respondent upon review of the Complainant's evidence made a recommendation to accept the Complainant's requested value of \$431,000

DECISION

The Board reduces the 2010 assessment to \$431,000

REASONS FOR THE DECISION

The Board accepts the Respondent's recommendation of a reduction of the 2010 assessment to \$431,000.

DISSENTING OPINION AND REASONS

There was no dissenting opinion.

Dated this 12th day of December, 2011, at the City of Edmonton, in the Province of Alberta.

Tom Robert, 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.

cc: ALLDRITT LAND CORPORATION