



ASSESSMENT REVIEW BOARD

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

July 12, 2010

NOTICE OF DECISION NO. 0098 53/10

ALTUS GROUP LTD
17327 - 106A AVE
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 Assessment Review Board (ARB) from a hearing held on July 05, 2010 respecting an appeal on the 2010 Annual New Realty Assessment.

Roll Number 9517228	Municipal Address 7250 Girard Road NW	Legal Description Plan: 4626NY Block: 3 Lot: 10
Assessed Value 601,000	Assessment Type Annual - New	Assessment Year 2010

Before:

Tom Robert, Presiding Officer
George Zaharia, Board Member
Dale Doan, Board Member

Persons Appearing: Complainant

Chris Buchanan, Altus Group Ltd

Persons Appearing: Respondent

Gordon Petrunik, Assessment and Taxation Branch
Veronika Ferenc-Berry, Law Branch

PROCEDURAL MATTERS

None.

ISSUES

The market value of the subject, as well as fairness and equity with similar surround properties.

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 put forward six comparables that are within the same area as the subject. The balance were in the Northwest quadrant. The range in value of the closest properties were from \$15.55 per sq.ft. to \$23.01 per sq.ft.

POSITION OF THE RESPONDENT

The Respondent indicated the subject is on a corner lot of a major intersection with good access. The range in value as put forward would support the \$20.02 per sq. ft. value, particularly in view that the comparables put forward, within the same area are not on corner lots.

DECISION

The Board confirms the 2010 assessment of the subject property at \$601,000.

REASONS FOR THE DECISION

The Board is of the opinion that the assessment of \$20.02 per sq. ft. is within an acceptable value range.

DISSENTING DECISION AND REASONS

There were no dissenting opinions.

Dated this 12th day of July, 2010 at the City of Edmonton, in the Province of Alberta.

Presiding Officer

CC: Municipal Government Board