



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 629/11

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 January 9, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
3903747	4212 CALGARY TRAIL NW	Plan: 9321938 Block: 36 Lot: 8	\$10,811,500	Annual New	2011

Before:

Don Marchand, Presiding Officer
Brian Carbol, Board Member
Mary Sheldon, Board Member

Board Officer: Karin Lauderdale

Persons Appearing on behalf of Complainant:

No one appeared.

Persons Appearing on behalf of Respondent:

No one appeared.

PRELIMINARY MATTERS

The parties jointly provided a signed recommendation to the CARB requesting that the original assessment of \$10,811,000 be reduced to \$9,568,000.

ISSUE(S)

Is the 2011 assessment of the subject property fair and equitable?

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 did not appear at the hearing.

POSITION OF THE RESPONDENT

The Respondent did not appear at the hearing.

DECISION

Roll Number	Original Assessment	New Assessment
3903747	\$10,811,500	\$9,568,000

REASONS FOR THE DECISION

The CARB accepted the recommendation made by the parties as stated in their joint submission.

Dated this 16th day of January, 2012, at the City of Edmonton, in the Province of Alberta.

Don Marchand, 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: CANADIAN PROPERTY HOLDINGS (ALBERTA) INC
CROSSROADS SHOPPING CENTRE CORPORATION