



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 667/11

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 26, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
2721413	12418 102 Avenue NW	Plan: 918AH Block: 33 Lot: 9, 10, 10A	\$1,845,000	Annual New	2011

Before:

Robert Mowbrey, Presiding Officer
John Braim, Board Member
Tom Eapen, Board Member

Board Officer: Jason Morris

Persons Appearing on behalf of Complainant:

John Trelford, Altus Group

Persons Appearing on behalf of Respondent:

Gail Rooke, Assessor, City of Edmonton

PRELIMINARY MATTERS

At the beginning of the hearing, the Respondent indicated that the parties had come to an agreement on a recommendation.

BACKGROUND

The subject property is a two story retail property located at municipal address 12418 102 Avenue NW in the Westmount neighbourhood of northwest Edmonton. It consists of a single building of roughly 8,300 square feet on a lot of approximately 13,500 square feet. It was assessed on the income capitalization approach, and the 2011 assessment is \$1,845,000.

ISSUE(S)

Is the assessment for the subject property too high?

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 AND RESPONDENT

The Respondent and Complainant presented a document (R1) showing a recommendation that had been agreed to by both the Parties indicating that the subject property should be re-assessed at \$1,552,000.

DECISION

The assessment for the subject property is reduced to \$1,552,000.

REASONS FOR THE DECISION

The Board understands that under normal circumstances this matter would have been dealt with by a withdrawal to correction, but due to the fact that this hearing is occurring after the assessment year in question, that is no longer possible. The Board is satisfied that the amount recommended is fair and equitable for the subject property and gives effect to the resolution reached by the parties.

Dated this 26th day of January, 2012, at the City of Edmonton, in the Province of Alberta.

Robert Mowbrey, 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: ESSEY MANAGEMENT LTD