



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 668/11

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 25, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
3193844	13010 50 Street NW	Plan: 8722582 Block: 25 Lot: 2	\$2,642,500	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
Walid Melhem, Altus Group

Persons Appearing on behalf of Respondent:

Ning Zheng, Assessor, City of Edmonton

BACKGROUND

The subject property is a neighbourhood shopping centre located at municipal address 13010 50 Street NW in the Kennedale Industrial neighbourhood of northeast Edmonton. It consists of a single building of approximately 10,600 square feet on a lot of approximately 41,800 square feet. It was assessed on the income capitalization approach, and the 2011 assessment is \$2,642,500.

ISSUE(S)

What is the correct assessment value for the subject property?

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 Complainant and Respondent made a joint submission (R1) indicating that the amount of the assessment should be revised to \$2,351,500.

DECISION

The 2011 Annual New assessment for the subject property is reduced to \$2,351,500.

REASONS FOR THE DECISION

The Board understands that this matter would in the normal course have been dealt with by a withdrawal to correction, and that as a result of the change in the calendar year it is necessary to have recommendations that have been agreed to by both of the parties implemented by an order of this Board. The Board finds that the amount recommended is fair and equitable for the subject property and therefore implements the recommendation of the Parties.

Dated this 25th 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: CLAREVIEW ON 50TH LTD