



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 782/11

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 February 27, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
3747151	11403 Kingsway NW	Plan: 4259TR Block: 21 Lot: 1R, 2, 3, 4	\$20,505,500	Annual New	2011

Before:

Tom Robert, Presiding Officer
Brian Hetherington, Board Member
Howard Worrell, Board Member

Board Officer: Jason Morris

Persons Appearing on behalf of Complainant:

Walid Melhem, Altus Group

Persons Appearing on behalf of Respondent:

Frank Wong, Assessor, City of Edmonton
Tanya Smith, Law Branch, City of Edmonton

PRELIMINARY MATTERS

The Respondent and Complainant provided the Board with a withdrawal to correction form that had been signed by both parties to the matter. The Respondent indicated that under normal circumstances the matter would have been withdrawn, but because this hearing is being held in the calendar year following the assessment year, it was necessary to have these changes approved by the Board.

ISSUE(S)

The only issue was the market value of 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.

DECISION

The value of the subject is revised to \$19,748,500.

REASONS FOR THE DECISION

Based on the joint submission of the parties, the Board adopts the recommendation as a fair and equitable value for the subject property.

DISSENTING OPINION AND REASONS

There were none.

Dated this 27th day of February, 2012, 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: LOBLAW PROPERTIES WEST INC