



## ASSESSMENT REVIEW BOARD

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

### NOTICE OF DECISION NO. 0098 853/11

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 April 5, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
4037412	2840 76 AVENUE NW	Plan: 7922730 Block: 3 Lot: 2A	\$13,859,000	Annual New	2011

#### Before:

James Fleming, Presiding Officer  
James Wall, Board Member  
Jasbeer Singh, Board Member

**Board Officer:** Jason Morris

#### Persons Appearing on behalf of Complainant:

Walid Melhem, Altus Group

#### Persons Appearing on behalf of Respondent:

Mary-Alice Nagy, Assessor, City of Edmonton

## **ISSUE(S)**

The correct assessment 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.

## **POSITION OF THE COMPLAINANT AND RESPONDENT**

The parties, at the opening of the hearing, jointly submitted a recommendation signed by representatives for both parties, stating that the subject property should be assessed at a value of \$13,203,000 on the basis of a correction to a data error.

## **DECISION**

The 2011 assessment for the subject property is revised to \$13,203,000.

## **REASONS FOR THE DECISION**

The Board is aware that as a result of this hearing being held in 2012 with regard to a 2011 assessment, the Respondent has been asking the Board to issue decisions in circumstances which would otherwise be dealt with by a withdrawal to correction. The Board decision is to give effect to the agreement of the parties, and revise the assessment as requested by both parties.

Dated this 2<sup>nd</sup> day of April, 2012, at the City of Edmonton, in the Province of Alberta.

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James Fleming, Presiding Officer

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*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.*

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cc: 1023277 ALBERTA LTD