



ASSESSMENT REVIEW BOARD

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

NOTICE OF DECISION NO. 0098 858/11

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 4, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
8638462	8630 CORONET ROAD NW	Plan: 6445MC Block: 4 Lot: 7	\$5,788,500	Annual New	2011

Before:

Patricia Mowbrey, Presiding Officer
Lillian Lundgren, Board Member
Ron Funnell, Board Member

Board Officer: Jodi Keil

Persons Appearing on behalf of Complainant:

Walid Melhem, Altus Group

Persons Appearing on behalf of Respondent:

Luis Delgado, Assessor, City of Edmonton
Melissa Zayac, Assessor, City of Edmonton

PRELIMINARY MATTERS

A Preliminary Matter was presented to the Board by the Respondent as a Recommendation for an Amendment to the 2011 Assessment to reduce the assessment from \$5,788,500 to \$5,534,000.

BACKGROUND

The Complainant and the Respondent submitted evidence to the Board but a Merit Hearing did not proceed as a Recommendation in written form, signed by both the Complainant and the Respondent, was presented as a Preliminary Matter. The Board was asked to confirm the Amended 2011 Assessment.

ISSUE(S)

There were no issues presented to the Board.

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 Position of the Complainant was agreement to the Recommendation for an Amendment to the 2011 Assessment.

POSITION OF THE RESPONDENT

The Position of the Respondent was agreement to the Recommendation for an Amendment to the 2011 Assessment.

DECISION

The Decision of the Board is to confirm the 2011 Assessment of \$5,534,000.

Roll Number	Original Assessment	New Assessment
8638462	\$5,788,500	\$5, 534,000

REASONS FOR THE DECISION

The Board accepted the Recommendation signed by the Complainant and Respondent to amend the 2011 Assessment.

DISSENTING OPINION AND REASONS

There were no dissenting opinions.

Dated this 5th day of April, 2012, at the City of Edmonton, in the Province of Alberta.

Patricia 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: BARAMY INVESTMENTS LTD.