



## ASSESSMENT REVIEW BOARD

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

### NOTICE OF DECISION NO. 0098 887/11

Colliers International Realty Advisors Inc.  
1000-335 8TH AVE SW  
CALGARY, AB T2P 1C9

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 19, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
10045935	8204 109 STREET NW	Plan: 0526142 Block: 143 Lot: 36	\$10,502,000	Annual Revised	2011

#### Before:

Patricia Mowbrey, Presiding Officer  
George Zaharia, Board Member  
Howard Worrell, Board Member

**Board Officer:** Segun Kaffo

#### Persons Appearing on behalf of Complainant:

Documents submitted in lieu of appearance

#### Persons Appearing on behalf of Respondent:

Documents submitted in lieu of appearance

## **BACKGROUND**

The subject property is part of an agenda of 10 roll numbers scheduled to be heard on April 27, 2012 following a postponement from March 16, 2012, to enable the properties to be heard together due to similarities among them.

## **ISSUE(S)**

Is the annual revised assessment correct?

## **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 Respondent's recommendation to reduce the assessment was accepted by the Complainant.

## **POSITION OF THE RESPONDENT**

The Respondent submitted a recommendation signed by the Complainant to reduce the annual revised assessment to \$7,970,000.

## **DECISION**

The Board's decision is to reduce the assessment to \$7,970,000 as agreed to by both parties.

Roll Number	Original Assessment	New Assessment
10045935	\$10,502,000	\$7,970,000

## **REASONS FOR THE DECISION**

The Board accepts the joint recommendation agreed to and presented by the parties for a reduction of the revised annual assessment from \$10,502,000 to \$7,970,000.

## **DISSENTING OPINION AND REASONS**

There was no dissenting opinion.

Dated this 19<sup>th</sup> day of April, 2012, at the City of Edmonton, in the Province of Alberta.

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Pat Mowbrey, 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: CANADA SAFEWAY LIMITED