



## ASSESSMENT REVIEW BOARD

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

### NOTICE OF DECISION NO. 0098 908/11

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 25, 2012, respecting a complaint for:

Roll Number	Municipal Address	Legal Description	Assessed Value	Assessment Type	Assessment Notice for:
3371754	11452 Jasper Avenue NW	Plan: B3 Block: 14 Lots: 80-82	\$5,592,500	Annual New	2011

#### **Before:**

Patricia Mowbrey, Presiding Officer  
Dale Doan, Board Member  
Mary Sheldon, Board Member

**Board Officer:** Jason Morris

#### **Persons Appearing on behalf of Complainant:**

Chris Buchanan, Altus Group

#### **Persons Appearing on behalf of Respondent:**

Vasily Kim, Assessor, City of Edmonton  
Veronika Ferenc-Berry, Law Branch, City of Edmonton

## **PRELIMINARY MATTERS**

At the commencement of the hearing the parties both indicated that they had reached an agreement that the assessment of the subject property should be revised to \$5,568,000 due to associated lots that had been incorrectly included in the assessment of the subject property. The Board received no other evidence.

## **ISSUE(S)**

Is the assessment of the subject property fair and equitable?

## **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 assessment of the subject property is revised to \$5,568,000.

## **REASONS FOR THE DECISION**

Considering the recommendation presented by the Complainant and accepted by the Respondent, and the lack of any other evidence, the Board has decided to give effect to the agreement between the parties.

Dated this 25<sup>th</sup> day of April, 2012, at the City of Edmonton, in the Province of Alberta.

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Patricia 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: 1342565 ALBERTA INC