



**ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

CARB - 0203-0015/2012

IN THE MATTER OF A COMPLAINT filed with the City of Lethbridge Composite Assessment Review Board (CARB) pursuant to Part 11 of the *Municipal Government Act* being Chapter M-26 of the Revised Statutes of Alberta 2000 (Act).

BETWEEN:

MNP LLP - Complainant

- a n d -

City of Lethbridge - Respondent

BEFORE:

Members:

Paul Petry, Presiding Officer

Wayne Stewart, Member

Shelley Schmidt, Member

A hearing was scheduled on Thursday, June 28, 2012 in the City of Lethbridge in the Province of Alberta to consider complaints about the assessments of the following property tax roll numbers:

Roll No./ Property Identifier	Assessed Value	Owner
1-1-040-0220-0001 220 4 Street S	\$6,693,000	Varzari Trading Ltd
1-2-030-0220-0001 220 3 Avenue S	\$4,532,000	Varzari Trading Ltd

Appeared on behalf of the Complainant:

- Giovanni Worsley, MNP LLP

Appeared on behalf of the Respondent:

- Verle Blazek, Assessor, City of Lethbridge

PART A: BACKGROUND AND DESCRIPTION OF PROPERTY UNDER COMPLAINT

The complaints respecting the subject properties had been under discussion by the parties leading up to the hearing date, June 28, 2012. These discussions allowed the parties to conclude an agreement on the market values for 2012. Both parties reported to the CARB that their agreed upon assessed values for 2012 are as follows:

Roll Number 1-1-040-0220-0001 \$6,539,000.00



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Roll Number 1-2-030-0220-0001 \$4,380,000.00

Decision Summary

Hearing from the parties that the values shown above represent the subject properties market values for 2012 the CARB has agreed to set the 2012 assessment at those values.

PART D: FINAL DISPOSITION OF COMPLAINT

Roll No./Property Identifier	Value as set by the CARB	Owner
1-1-040-0220-0001 220 4 Street S	\$6,539,000.00	Varzari Trading Ltd
1-2-030-0220-0001 220 3 Avenue S	\$4,380,000.00	Varzari Trading Ltd

It is so ordered.

Dated at the City of Lethbridge in the Province of Alberta, this 18th day of July, 2012.

Paul Petry, Presiding Officer



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APPENDIX "A"

DOCUMENTS RECEIVED AND CONSIDERED BY THE CARB

NO. ITEM

1. Correction of Property Agreement

**CARB - 0203-0015/2012 Roll #1-1-400-0501-0001, #1-1-400-0525-0001
(For MGB Office Only)**

Subject	Type	Sub-type	Issue	Sub-issue
CARB	Commercial	Vacant Land	Sale of the Subjects	Comparables