



**ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

CARB - 0203-0016/2012

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 |
|-------------------------------------|----------------|---|
| 1-2-040-0817-0001 817 4 Avenue S | \$4,727,000 | 561218 Alberta Ltd (Tollestrup Construction) |

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

The complaint respecting the subject property 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 property's market value for 2012. Both parties reported to the CARB that their agreed upon assessed value for 2012 is \$4,000,000.



**ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

CARB - 0203-0016/2012

Decision Summary

The CARB did not review any evidence in this case. Hearing from the parties that the value of \$4,000,000.00 represented the subject property's market value for 2012 the CARB has agreed to set the 2012 assessment at that value.

PART D: FINAL DISPOSITION OF COMPLAINT

| Roll No./Property Identifier | Value as set by the CARB | Owner |
|-------------------------------------|--------------------------|---|
| 1-2-040-0817-0001 817 4 Avenue S | \$4,000,000.00 | 561218 Alberta Ltd (Tollestrup Construction) |

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



**ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

CARB - 0203-0016/2012

APPENDIX "A"

DOCUMENTS RECEIVED AND CONSIDERED BY THE CARB

NO. ITEM

1. Correction of Property Agreement

CARB - 0203-0016/2012 Roll #1-2-040-0817-0001 (For MGB Office Only)

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