



**Composite Assessment Review Board**

**REGIONAL MUNICIPALITY OF WOOD BUFFALO BOARD ORDER CARB 008-2011**

IN THE MATTER OF A COMPLAINT filed with the Regional Municipality of Wood Buffalo 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:**

Fairtax Realty Advocates - Complainant

- a n d -

Regional Municipality of Wood Buffalo - Respondent

**BEFORE:**

Members:

Patricia Mowbrey, Presiding Officer

D Kerr, Member

Board Administration:

Nicole MacDonald, Assessment Review Board Clerk

Audrey Rogers, Senior Legislative Officer

A hearing was held on August 11, 2011 at the Jubilee Centre, 9909 Franklin Avenue, Fort McMurray, in the Regional Municipality of Wood Buffalo in the Province of Alberta to consider a complaint about the assessment of the following property tax roll numbers:

Roll No.	Assessed value	Owner
71032940	\$3,015,000	Artis Fort McMurray Portfolio Ltd.
71038830	\$4,657,000	Artis Fort McMurray Portfolio Ltd.
40560010	\$4,591,000	Artis Fort McMurray Portfolio Ltd.
40556880	\$2,836,000	Artis Fort McMurray Portfolio Ltd.

**PART A: BACKGROUND AND DESCRIPTION OF PROPERTY UNDER COMPLAINT**

The subject properties are one storey retail shopping centers, two are located in the Lower Townsite and two are located in the Thickwood area of Fort McMurray. All properties are close to a major road way in commercially developed areas

## **PART B: PROCEDURAL or JURISDICTIONAL MATTERS**

The CARB derives its authority to make decisions under Part 11 of the Act.

### **PROCEDURAL MATTER**

The Presiding Officer questioned the parties if there was any objection to a two member Board and if there was any objection to the composition of the Board. There was no objection. The Board members indicated there was no bias to the file.

### **PRELIMINARY MATTER**

#### **Position of the Complainant**

The Complainant brought forward a Preliminary Matter requesting that the 2011 Assessments for the subject properties as listed be confirmed.

#### **Position of the Respondent**

The Respondent was in agreement with the Complainant, to confirm the 2011 Assessments for the subject properties.

#### **Decision**

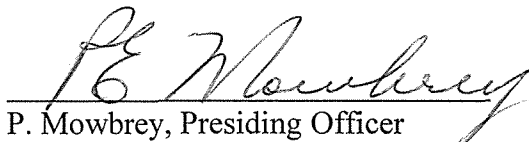
The Decision of the Board is to confirm the 2011 Assessments for the subject properties.

#### **Reasons**

The Board noted the Complainant and the Respondent were in agreement to confirm the 2011 Assessments for the subject properties and the Board concurs.

Roll No.	Confirmed 2011 Assessment	Owner
71032940	\$3,015,000	Artis Fort McMurray Portfolio Ltd.
71038830	\$4,657,000	Artis Fort McMurray Portfolio Ltd.
40560010	\$4,591,000	Artis Fort McMurray Portfolio Ltd.
40556880	\$2,836,000	Artis Fort McMurray Portfolio Ltd.

Dated at the City of Edmonton, in the Province of Alberta, this 09 day of September, 2011

  
P. Mowbrey, Presiding Officer

APPENDIX "A"

DOCUMENTS RECEIVED AND CONSIDERED BY THE CARB FOR EACH OF THE  
SUBJECT PROPERTY ROLL #'s: 71038830, 71032940, 40560010, 40556880

NO. ITEM

1. Exhibit C1 – Complainant's Evidence
2. Exhibit C2 – Complainant's Evidence
3. Exhibit R1 – Assessment Brief
4. Exhibit R2 – Law and Legislation
5. Exhibit R3 - Appendix

FOR ADMINISTATIVE USE ONLY

Column 1	Column 2	Column 3	Column 4	Column 5
CARB	Retail	Strip Plaza	Preliminary Issue	Request to Confirm