
Complaint ID 0262 1409
Roll No. 30000540205

COMPOSITE ASSESSMENT REVIEW BOARD DECISION
HEARING DATE: July 12, 2021

PRESIDING OFFICER: M. Oberg
BOARD MEMBER: D. Dey
BOARD MEMBER: V. Keeler

BETWEEN:

ALTUS GROUP LIMITED

Complainant

-and-

REVENUE & ASSESSMENT SERVICES
For The City of Red Deer

Respondent

This decision pertains to a complaint submitted to the Central Alberta Regional Assessment Review Board in respect of a property assessment prepared by an Assessor of The City of Red Deer as follows:

ROLL NUMBER: 30000540205
MUNICIPAL ADDRESS: 1000, 5001 19 ST, RED DEER, AB
ASSESSMENT AMOUNT: \$2,000,000

The complaint was heard by the Composite Assessment Review Board on the 12th day of July 2021, at via Video Conference, in the province of Alberta.

Appeared on behalf of the Complainant: Andrew Izard, Altus Group Limited

Appeared on behalf of the Respondent: Jason Miller, Deputy City Assessor, City of Red Deer

DECISION: The Board changes the assessed value of the subject property to \$1,942,900.

JURISDICTION

- [1] The Central Alberta Regional Assessment Review Board [“the Board”] has been established in accordance with section 455 of the Municipal Government Act, RSA 2000, c M-26 [“MGA”].

PROPERTY DESCRIPTION AND BACKGROUND

- [2] The subject property is a hotel located at Unit 1000, 5001 19 Street, Red Deer, Alberta. The legal land description is Plan 1120729, Block 2, Lot 6.

PRELIMINARY MATTERS

- [3] The Presiding Officer confirmed that no Board Member raised any conflicts of interest with regard to matters before them.
- [4] Neither party raised any objection to the panel hearing the complaint.
- [5] The parties submitted a joint Withdrawal Form to the Board the evening of Friday, July 9, 2021. The Board entered the Withdrawal Form as Exhibit C.1.
- [6] Upon questioning of the parties the Board confirmed an agreement for the assessed value to be reduced from \$2,000,000 to \$1,942,900 was reached as stated on the submitted Withdrawal Form.
- [7] No additional preliminary or procedural matters were raised by any party.

BOARD FINDINGS and DECISION

- [8] The Board determined the timeline for the requested withdrawal was too close to the hearing date to be processed and removed from the hearing schedule.
- [9] The Board reviewed the request to revise the assessed value by mutual consent as indicated on the submitted Withdrawal Form and verbally during the hearing.
- [10] Hearing no objections the Board accepts the request for the revised assessed value.

DECISION SUMMARY

- [11] The Board changes the assessed value for the subject property as stated on the Withdrawal Form from \$2,000,000 to \$1,942,900.
- [12] Dated at the Central Alberta Regional Assessment Review Board, in the city of Red Deer, in the Province of Alberta this 12th day of August, 2021 and signed by the Presiding Officer on behalf of all the panel members who agree that the content of this document adequately reflects the hearing, deliberations and decision of the Board.



Mark Oberg
Presiding Officer

If you wish to appeal this decision you must follow the procedure found in section 470 of the MGA which requires an application for judicial review to be filed and served not more than 60 days after the date of the decision. Additional information may also be found at www.albertacourts.ab.ca.

APPENDIX

Documents presented at the Hearing and considered by the Board.

NO.

ITEM

1. C.1 Assessment Complain Withdrawal Form