

**IN THE MATTER OF A COMPLAINT** filed with the Town of Okotoks Assessment Review Board pursuant to the *Municipal Government Act (MGA)*, Revised Statutes of Alberta 2000, Chapter M-26, Section 460.

**BETWEEN:**

Rockwall Holdings Inc. - Complainant

- and -

Town of Okotoks - Respondent

**BEFORE:**

L. Yakimchuk, Presiding Officer  
L. Dunbar-Proctor, Board Member  
R. Kobetitch, Board Member

This is a complaint to the Town of Okotoks Composite Assessment Review Board (CARB) with respect to a property assessment prepared by the Assessor of the Town of Okotoks as follows:

| <b>Roll Number</b> | <b>Address</b>       | <b>Assessment</b> |
|--------------------|----------------------|-------------------|
| 0109210            | 2 Ranchers Boulevard | \$21,478,000      |

This complaint was heard on the 21<sup>st</sup> day of July 2025 via video conference.

Appearing on behalf of the Complainant:

- L. Edwards, Northern Property Tax Advisors Inc.
- A. Iazard, Northern Property Tax Advisors Inc.

Appearing on behalf of the Respondent:

- D. Genereux, Assessor

Attending for the Assessment Review Board:

- O. Kanevskyi, Clerk

## **COMPOSITE ASSESSMENT REVIEW BOARD ORDER #0238/14/2025**

### **Procedural Matters**

1. The Complainant and the Respondent mutually agreed to a proposed reduction in the assessment from \$21,478,000 to \$19,000,000.
2. There was no objection to this change, and the Board found the statutes did not prevent such a change, therefore the Board reduced the assessment.

### **Decision**

3. For the reasons stated above, the assessment is reduced to \$19,000,000.

Dated at the Town of Okotoks in the Province of Alberta this 21<sup>st</sup> day of July 2025.



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L. Yakimchuk  
Presiding Officer

## COMPOSITE ASSESSMENT REVIEW BOARD ORDER #0238/14/2025

### **APPENDIX "A"** **DOCUMENTS PRESENTED AT THE HEARING** **AND CONSIDERED BY THE BOARD:**

| <b>NO.</b> | <b>ITEM</b>                                      |
|------------|--------------------------------------------------|
| 1.         | Town of Okotoks = July 21, 2025 (Mutual Consent) |

#### **LEGISLATION**

*MGA, RSA 2000, c M-26*

*s 1(1)(n) "market value" means the amount that a property, as defined in section 284(1)(r), might be expected to realize if it is sold on the open market by a willing seller to a willing buyer;*

*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.*

*An application for Judicial Review may be made to the Court of King's Bench with respect to a decision of an assessment review board.*

*An application for Judicial Review must be filed with the Court of King's Bench and served not more than 60 days after the date of the decision, and notice of the application must be given to*

- (a) the assessment review board*
- (b) the Complainant, other than an applicant for the judicial review*
- (c) an assessed person who is directly affected by the decision, other than the Complainant,*
- (d) the municipality, and*
- (e) the Minister.*