

CORA 2026-17

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CITY CLERK

Executive Committee

Savannah Price

From: BHARAT ARYA [REDACTED]
Sent: Monday, March 16, 2026 11:41 AM
To: City Clerk
Cc: George Marshall
Subject: Fwd: Request for Review and Rollback of Incorrect Commercial Property Assessment – Roll No. 141016910

Follow Up Flag: Follow up
Flag Status: Flagged

Recommended Disposition:

Refer to Finance for Review and Report

You don't often get email from [REDACTED]. [Learn why this is important](#)

----- Forwarded message -----

From: BHARAT ARYA [REDACTED] >
Date: Wed, Feb 25, 2026 at 2:48 PM
Subject: Request for Review and Rollback of Incorrect Commercial Property Assessment – Roll No. 141016910
To: <mayor@citypa.com>

Dear Mayor Powalinsky,

I hope this message finds you well.

My name is Bharat Arya, and I am writing on behalf of **101182648 Saskatchewan Ltd.**, the registered owner of the property located at:

1947 16 Avenue West, Prince Albert, SK
Roll Number: 141016910
Legal Description: Blk(s) A Ext 5 Plan(s) 102143562
(As reflected in the attached City Tax Statement dated March 13, 2025)

TAX STATEMENT

I respectfully request your assistance regarding a serious assessment error that has resulted in substantial and unintended tax accumulation.

Background

- The property has always been a **residential vacant lot** since purchase.
- In 2020, the assessed value was approximately **\$69,000**, which was consistent with residential classification.
- Historically, annual assessment adjustments fluctuated reasonably within a 5–10% range.

- However, beginning in **2021**, the property appears to have been **incorrectly reclassified and assessed as commercial**, resulting in a significant increase in assessed value to approximately **\$309,000**.
- As a result, annual tax levies increased to approximately **\$5,000 per year**, and penalties have accumulated.

We recently discovered that:

- The property was reassessed correctly in **2025** as a residential lot with a value of approximately **\$63,000**.
- A City assessment representative (Roxanne in the Assessment Department) confirmed that it appears the property was wrongly assessed beginning in 2021.
- Unfortunately, we were informed that the department does not have authority to retroactively correct or roll back accumulated taxes and penalties.

As of March 13, 2025, the total outstanding balance stands at **\$31,390.32**

TAX STATEMENT

, primarily resulting from the commercial classification error and accumulated penalties.

Impact

When the 2021 assessment dramatically increased, we believed the property value had legitimately risen and even attempted to sell it. However, potential buyers recognized that the actual market value did not align with the assessed commercial value, and the land could not be sold.

This property generates **no income**, and the unexpected commercial tax burden made it financially impossible to keep up with the excessive levies. The City has now registered a lien for over \$30,000 — entirely stemming from what appears to be an administrative misclassification.

Request

We respectfully request:

1. A formal review of the 2021–2024 assessments.
2. A rollback of the excess commercial tax levies applied during those years.
3. Removal of penalties and enforcement costs that arose solely due to the incorrect classification.
4. Adjustment of the account to reflect proper residential assessment for the affected years.

We are fully prepared to pay all taxes legitimately owing based on the correct residential valuation. We are not seeking avoidance of tax responsibility — only correction of an administrative error that materially affected us.

Closing

We have always acted in good faith and have never been delinquent in our tax obligations prior to this issue. We respectfully seek your leadership and assistance in ensuring that fairness prevails in this matter.

I would greatly appreciate the opportunity for this matter to be reviewed at the appropriate level, whether through Council direction, administrative reconsideration, or any available statutory remedy.

Thank you very much for your time and consideration.

Respectfully,

Bharat Arya

Director

101182648 Saskatchewan Ltd.



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