Office of the Treasurer
Archuleta County
PO Box 790
Pagosa Springs, CO 81147

970-264-8325
Fax 970-264-8329
www.archuletatax.com
www.archuletataxsale.com

ARCHULETA COUNTY TREASURER

Redeeming a Tax Lien

What do I need to send with my payment?

1. Completed and notarized Affidavit for Redemption
2. Documentation proving your right to redeem

Can I pay the taxes when there is a tax lien on the property?

Persons having right, title, or interest in or lien upon any property sold at tax sale can redeem the property. Below is a list of authorized persons and the documents needed to prove your claim.

Nature of Claim	Suggested Documentation
Owner of the property	Complete copy of the recorded deed
Owner's agent	Copy of the court letter of appointment as personal representative or notarized power of attorney
Owner's attorney	Copy of the notarized letter of appointment as personal representative or power of attorney
Assignee	Copy of recorded assignment
Assignee's attorney	Copy of the assignment AND letter of representation by attorney
Heir at law	Copy of death certificate AND copy of will, marriage certificate, joint tax return or other sufficient proof of status
Holder of prior Tax Lien Sale Certificate of Purchase	Copy of Tax Lien Sale Certificate of Purchase
Have a legal claim to the property	Documentation to show nature and legality of claim
Have an equitable claim to the property	Documentation to show nature and legality of claim

How do I make my payment?

1. Call the Office of the Treasurer at 970-264-8325 Option 1 to get the correct amount to be paid. If it is close to the end of the month, you can request the payment amount for the next month.
2. Ask if there may be charges added to your account before your payment is received in our office.
3. Payments are accepted in cash, cashier's check, wires with a $15 fee added, and in limited circumstances, electronic funds (which are subject to a vendor's fee). If you need to pay by credit card, we must receive your Affidavit for Redemption and the documentation supporting your claim before we can turn on the ability to accept electronic payments on your account.
4. In accordance with Colorado Revised Statutes, we cannot accept postmarks for the date of payment. The date of payment is the date it is ***received in our office.*** If you are concerned that mailing your payment might not get it to our office by the last business day of the month, you may want to overnight it.

Can I pay in person?

Yes. Our office hours are 8 a.m. to 4 p.m. Monday through Friday except for county holidays and snow days. We are located at 449 San Juan Street.

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Who Can Redeem?

Colorado Revised Statutes §§39-12-103. Redemption made - interest

(1) Real property for which a tax lien was sold under the provisions of article 11 of this title as a result of delinquent taxes may be redeemed by the owner thereof or his agent, assignee, or attorney, or by any person having a legal or equitable claim therein, or by a holder of a tax sale certificate;

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Colorado Revised Statutes §§39-12-103. Redemption made – interest

(2) An undivided interest may be redeemed upon payment of a ratable share of the sum required to redeem the whole even though a tax lien for the whole has been sold. In case a tax lien on any tract of land sold for delinquent taxes under the provisions of article 11 of this title belongs to two or more separate and distinct parties in severalty, the treasurer, when satisfied of the fact and upon application of any one of the parties or his agent, assignee, or attorney and upon payment of the proper proportional amount, shall issue a certificate of redemption for such party's interest in said land.

Colorado Revised Statutes §§39-12-105. Certificate of redemption

(1) Upon application of any party to redeem any real property for which a tax lien was sold or a tax deed was issued under the provisions of article 11 of this title, and being satisfied that such party has a right to redeem the same, and upon the payment of the proper amount, the treasurer shall issue to such party a certificate of redemption, describing the tract redeemed as in the certificate of sale and giving the date of redemption, the amount paid, and by whom redeemed and shall make the proper entries in the book of sales in the treasurer's office.

Colorado Revised Statutes §§39-12-113. Redemption of proportionate interest

(1) Any person who has or claims an interest in or a lien upon all or any part of any undivided or divided estate or interest in any piece or parcel of land or lot for which a tax lien was sold pursuant to article 11 of this title may redeem such undivided or divided estate or interest by paying to the treasurer his proportionate part of the amount required to redeem the whole. In such case the treasurer shall issue to such party a certificate of redemption for his interest in such land or lot, as provided by law.

(2) In the event that the treasurer cannot definitely ascertain the amount required to redeem the portion sought to be redeemed, he shall request the assessor to determine the valuation for assessment on such portion sought to be redeemed as of the original assessment date for the tax upon which the sale of the tax lien was based. Such assessor shall furnish such valuation for assessment to the treasurer forthwith. The treasurer shall thereupon ascertain such proportionate redemption amount as that amount which bears the same proportion to the amount required to redeem the entire piece or parcel of land or lot for which a tax lien was sold as such valuation for assessment so furnished bears to the original valuation for assessment of the entire piece or parcel of land or lot for which a tax lien was sold.

Please call us with any questions you may have about your delinquent taxes.

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Archuleta County Treasurer
Affidavit for Redemption

To the County Treasurer of Archuleta County, Colorado:
Under the provisions of 39-12-103(1) of the Colorado Revised Statutes (C.R.S.), I have a legal or equitable claim in the following described property and apply to redeem it. Documentation to substantiate my claim is attached.

Tax Account Number	Property Owner	Tax Lien Certificate Number
Phone	**Email**	**Address**

Basis for redemption:

Check One	Status	Documentation Provided
	Owner	
	Owner's agent	
	Owner's attorney	
	Assignee	
	Assignee's agent	
	Heir at law	
	Holder of prior Tax Lien Sale Certificate of Purchase	
	Have a legal claim to the property	
	(Please explain)	
	Have an equitable claim to the property	
	(Please explain)	

_____, being first duly sworn, says that he/she is the person above named, and that the facts stated in the foregoing affidavit are true.

Signature of Redeemer
_____

State of Colorado)
) ss
County of Archuleta)

Subscribed and sworn to before me this _____ day of _____, _____, by _____.

My commission expires: _____

_____
Notary Public