74 Pit Ct. Pagosa Springs, CO 81147 719-480-1410 raftman@gmail.com
05-25-26

Archuleta County Assessor
305 Village Dr.
Pagosa Springs, CO 81147
Subject: Request for Tax Abatement

Dear Sir or Madam,

I am writing to respectfully request an abatement of my taxes associated with my tax accounts R015426, R015424, R015427 for the tax year 2025.

Due to an increase of my 2023 property taxes of 295%, I was alerted to the fact of a significant increase without any change in my physical property. I contacted the Assessor office for a protest of evaluation of property and made an appointment for a personal visit from one of your employees. Unfortunately, the employee was a no call no show and my second appointment with another employee had the same outcome. While I understand I put in my protest at the last moment due to not receiving my mail for several months, I was denied my protest. Looking into the process for an abatement for the next year because I felt the 295% hike was unjust I was sent the comps from the 2023 season of which one of them was my acre bought in 2022 for $12,000 as compared to your assessment of $23,320. I became concerned that the county did not even know that I live off-grid for the past two decades. I can forward you the comps if necessary. Zillow has valued my property at $280,00-$294,000 from 2022 to current year hitting prime real estate value in the years of the pandemic..

I respectfully ask that you consider this abatement having talked to real estate agents and attorneys in the past who have corroborated my assessment of much lower off-grid property values in Aspen Spring 6. My insurance company has valued my house at $300,000. I'm currently paying over $800 a month and am grateful to have insurance, and the company I've dealt with for over 20 years has guaranteed that if I sell the property insurance would not be available for the next owner. In 2006 I had the property appraised before purchasing. The appraiser listed the house at $85,000, and I was told that if power was ever available the property would more than double if not triple. Unfortunately, I will be forced to move after having a successful business in Pagosa for a decade if I cannot resolve my tax issues and thus my increased property insurance.

Thank you for your time and consideration. Please contact me if you require additional information.

Sincerely,

Aaron R. Hill

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Archuleta

Section 1: Property Details **Date Received:** 5/26/2026

Date Completed:	6/29/2026
Owner Name:	Aaron R Hill ORIGINAL
Owner Mailing Address:	74 Pit Court; Pagosa Springs; CO 81147
Schedule/Parcel Number:	R015426 / 5893-154-04-093
Property Address/Legal Description:	2617 Crooked Rd / Aspen Springs Unit 6 Lot 769

Section 2: Abatement or Refund Reason(s)

Property Tax Year: 2025	Petitioner Estimate of Value:
Reason for abatement or refund request: See Attached.	

Section 3: Attestation

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge is true and correct.	
Print Name of Person Signing:	
Email Address:	Phone Number:
Signature:	Date:
*Signing as: ☐Owner ☐Agent *Letter of agency must be attached when petition is submitted by an agent.	

Section 4: Assessor Recommendation (Assessor Use Only) **Check each box applicable if mixed use.**

Property Type: ☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed-Use ■ Other

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original	$27,250	$0	$27,250	27%	$7,360	.0731982	$538.76
Corrected	$27,250	$0	$27,250	27%	$7,360	.0731982	$538.76
Abated	$0	$0	$0	27%	$0	.0731982	$0.00

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

Assessor Recommendation:	Approve ☐	Deny ☑
Protest in Abatement/Refund Tax Year:*	No ☑	Yes ☐ (If a protest was filed, attach a copy of the NOD)
Reason for Denial Recommendation: No evidence was provided to show a decrease in value.		
Assessor or Deputy Assessor Signature: Johanna Tully Elliott		Date: 7/2/26

Section 5: Mutual Agreement

The Commissioners of Archuleta County authorize the assessor by Resolution No. 2021 47 to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $_____ or less per tract, parcel, or lot of land or per schedule or personal property in accordance with § 39-1-113(1.5), C.R.S. The Petitioner and Assessor mutually agree with the values and taxes as outlined in Section 4 or in the table below.

Petitioner Signature:	Date:
Assessor or Deputy Assessor Signature: Johanna Dilly Elliott	Date: 7/2/24

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

Section 6: Decision of the County Commissioners
(Must be completed if Section 5 does not apply)

The County Commissioners of Archuleta County, State of Colorado, held a meeting on / / .
The following members were present:

_____

_____

Notice of the meeting and an opportunity to appear were given to the Petitioner ☐ **p** ☐ **not present** and the County Assessor ☐ **p** ☐ **not present**

The Board of County Commissioners (BOCC) are fully advised and have considered the petition. The Board ☐ **agrees** ☐ **does not agree** with the recommendation of the Assessor. The petition has been ☐ **approved** ☐ **approved in part** ☐ **denied** with an abatement/refund as follows:

Year	Taxes Abate/Refund	**BOCC Chairperson's Signature**	**Date**

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners, do hereby certify that the above order is truly copied from the record of the proceedings of the Board of County Commissioners.

County Clerk's or Deputy County Clerk's Signature **Date**

Note: Abatements greater than $10,000 per schedule per year must be submitted in duplicate to the Property Tax Administrator for review.

Section 7: Action of the Property Tax Administrator

Division Review	Approved ☐	Denied ☐	Code:	Reviewer:
Tax Year:	Amount:			
Timely Filed:	Yes ☐	No ☐	Date Completed:	

Administrative Assistant's Signature **Date** **Property Tax Administrator's Signature** **Date**