

The total parcel count for tax year 2024 is 170,733.
Taxable accounts in Larimer County 165,701.

A parcel can have more than one account associated with it.

Property tax revenue supports public schools, county governments, special districts, municipal governments, and junior colleges. All of the revenue generated by property taxes stays within the county. Property taxes do not fund any state services.

The county assessor is not responsible for high or low tax rates or setting mill levies.

The county assessor is responsible for discovering, listing, classifying, and valuing all property in the county in accordance with state laws. The assessor’s goal is to establish accurate values of all property located within the county, which in turn ensures that the tax burden is distributed fairly and equitably among all property owners. Real property is revalued every odd-numbered year. Personal Property is revalued every year.

The State Legislature sets the percentage which is used to determine the assessed valuation upon which the levies and taxes are determined.

Tax year 2024 Assessments rates are as follows: Residential & Multi-Family **6.7%**; Renewable energy **26.40%**; Agricultural **26.40%**; State Assessed **26.40%**; Vacant Land, Commercial Property, and Business Personal Property **27.9%**.

Each year county commissioners, city councils, school boards, governing boards of special districts, and other taxing authorities determine the revenue needed and allowed under the law to provide services for the following year.

Each taxing authority calculates a tax rate based on the revenue needed from property tax and the total assessed value of real and personal property located within their boundaries. The tax rate is often expressed as a mill levy.

These levies are certified by the Board of County Commissioners and delivered to the Assessor. After the levies are certified it is then the duty of the Assessor to extend the tax roll to the Treasurer, whose duty is to collect those property taxes.

County Commissioners

John Kefalas, District 1
Kristin Stephens, District 2
Jody Shadduck-McNally, District 3

Clerk and Recorder

Tina Harris

Coroner

Stephen Hanks

District Attorney

Gordon P. McLaughlin

Treasurer & Public Trustee

Irene Josey

Sheriff

John Feyen

Surveyor

Tom Donnelly

Chief Deputy Assessor

Yara Zokaie, Esq.

COLORADO LAWS REQUIRE OWNERS OF REVENUE-PRODUCING PERSONAL PROPERTY AND OWNERS OF PRODUCING NATURAL RESOURCES TO FILE A DECLARATION SCHEDULE WITH THE ASSESSOR EACH YEAR BETWEEN JANUARY 1 AND APRIL 15.

Larimer County Colorado
Abstract Of
Assessments and Levies
2024

Prepared by Larimer County Assessor



Bob Overbeck
Larimer County Assessor



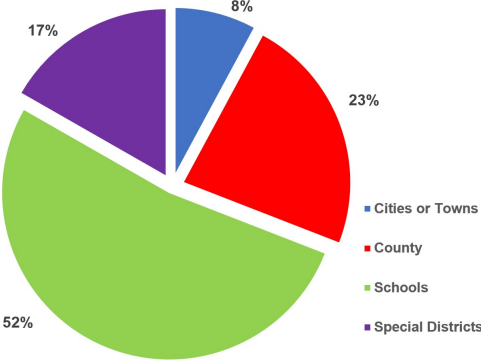
200 W Oak Street
PO Box 1190
Fort Collins, CO 80522
Telephone: (970) 498-7050
Fax: (970) 498-7070
www.larimer.gov/assessor

*Revised, April 2025

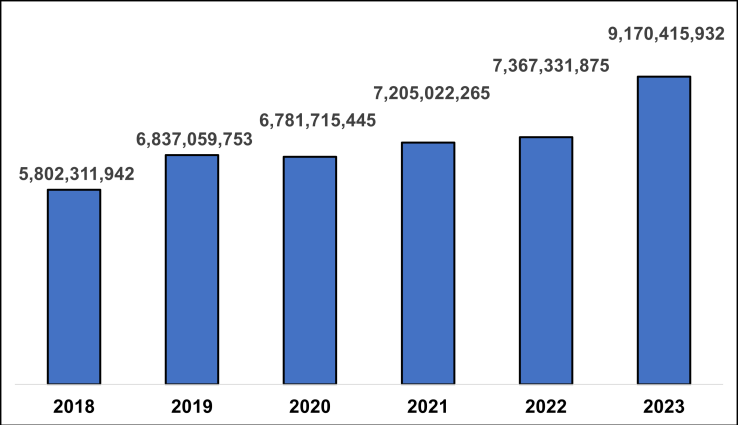
Revenue Totals by District Type

City or Town	\$69,795,326
Community College	\$3,631
County	\$204,386,812
Downtown Development Auth	\$1,364,055
Fire	\$34,593,544
Hospital	\$21,511,516
Improvement	\$5,117,156
Library	\$19,415,087
Metropolitan	\$50,879,401
Pest	\$1,073,071
Recreation	\$2,894,495
Sanitation	\$574,791
School	\$464,476,725
Water	\$11,026,324
Total	\$887,111,934

2024 Revenue Distribution



Historical Total Assessed Value 2018-2023



General Tax - County Valuation

Fund	Levy	Revenue
Abatements and Refunds	.140	\$1,273,948
Developmentally Disabled	.750	\$6,824,723
General Fund	19.049	\$173,338,872
Health Fund	.592	\$5,386,982
Road and Bridge	.427	\$3,885,542
Social Services	1.503	\$13,676,745
Total	22.461	\$204,386,812

Property Class	Assessed Value
Agricultural	32,533,860
Ag Possessory Interest	107,347
Flood Irrigation	8,825,830
Dry Farm Land	490,794
Meadow Hay Land	1,032,367
Grazing Land	1,530,194
Farm/Ranch Waste Land	57,311
Forest Land	77,412
Farm/Ranch Support Bldgs	18,874,379
All Other AG Property	1,538,226
Commercial	2,623,454,595
Comm Possessory Interest	1,476,948
Merchandising	549,799,356
Lodging	191,003,721
Offices	302,785,451
Recreation	27,176,324
Special Purpose	546,398,846
Warehouse/Strg	457,080,219
Multi-Use (3+)	25,519,694
Condominiums	281,481,139
Partially Exempt (Tax Part)	37,412,497
Com/Res Equip, Furnishings, etc.	203,320,400
Industrial	567,742,489
Contract/Service	3,331,232
Manuf/Processing	263,097,264
Ind Condominiums	7,021,206
Ind Equip, Furnishings, etc	294,292,787
Natural Resources	6,350,190
Earth or Stone Products	5,371,978
Non-Producing Patented	89
Severed Mineral Interests	978,123
Oil and Gas	101,377,021
Natural Gas Liquids	3,838,046
Producing Oil	63,462,734
Producing Gas	30,265,981
OG Equip, Furnishings, etc.	3,810,260
Residential	5,256,152,541
Single Family Residence	4,385,400,657
Duplexes-Triplexes	80,044,792
Multi-Units	380,054,166
Mobile Homes	4,210,076
Mobile Home Parks	42,646,756
Condominiums	261,102,121
Property Not Integral to Ag	8,493,860
Farm/Ranch Residences	93,154,557
Partially Exempt	1,045,556
State Assessed	179,818,200
Real & Personal	179,818,200
Vacant Land	332,202,151
Vacant Possessory Interest	349,918
Residential Lots	193,928,611
Commercial Lots	65,325,694
Industrial Lots	140
PUD Lots	17,815,682
Non-Minor Structures	1,495,560
Less Than 1 Acre	3,503,954
1.0 to 4.99 Acres	7,328,695
5.0 to 9.99 Acres	4,739,988
10.0 to 34.99 Acres	12,588,947
35.0 to 99.99 Acres	24,370,694
100.0 Acres and Up	753,998
Grand Total Assessed Value	9,099,631,047

District	Value	Levy	Revenue	District	Value	Levy	Revenue	District	Value	Levy	Revenue
City or Town				Improvement				Metropolitan			
Berthoud	254,375,437	9.636	\$2,451,162	Larimer Cnty PID 22	1,318,200	12.400	\$16,346	Airpark North 1	97	38.357	\$4
Estes Park	332,319,299	1.822	\$605,486	Larimer Cnty PID 23	1,219,000	12.000	\$14,628	Airpark North 2	4,210	36.379	\$153
Fort Collins	3,668,266,631	9.797	\$35,938,009	Larimer Cnty PID 24	4,214,613	9.358	\$39,440	Airpark North 3	2,232,298	36.516	\$81,515
Loveland	1,915,688,810	9.564	\$18,321,648	Larimer Cnty PID 25	2,579,970	15.486	\$39,953	Airpark North 4	482,842	36.379	\$17,565
Timnath	254,135,575	6.688	\$1,699,656	Larimer Cnty PID 26	11,110,357	10.149	\$112,759	Berthoud 160	16,890	17.072	\$288
Wellington	169,796,325	12.439	\$2,112,096	Larimer Cnty PID 27	858,303	14.823	\$12,723	Berthoud-Heritage 2	19,363,276	79.114	\$1,531,906
Windsor	234,818,252	12.030	\$2,824,864	Larimer Cnty PID 28	1,341,405	9.760	\$13,092	Berthoud-Heritage 3	13,209	67.587	\$893
Johnstown	243,972,336	23.947	\$5,842,405	Larimer Cnty PID 29	1,232,150	24.535	\$30,231	Berthoud-Heritage 4	11,386,457	63.991	\$728,631
Community College				Larimer Cnty PID 30	4,145,238	14.730	\$61,059	Berthoud-Heritage 5	34,672	67.572	\$2,343
Aims Community College	575,931	6.305	\$3,631	Larimer Cnty PID 31	1,017,285	27.000	\$27,467	Berthoud-Heritage 6	2,832,128	84.318	\$238,799
County				Larimer Cnty PID 32	2,571,963	8.948	\$23,014	Berthoud-Heritage 7	4,191,157	20.996	\$87,998
Larimer County	9,099,631,047	22.461	\$204,386,812	Larimer Cnty PID 33	3,270,868	29.754	\$97,321	Berthoud-Heritage 8	5,488,900	72.722	\$399,164
Downtown Dev. Authority				Larimer Cnty PID 34	5,403,923	18.000	\$97,271	Berthoud-Heritage 9	26,843	57.225	\$1,536
Fort Collins DDA	272,810,428	5.000	\$1,364,055	Larimer Cnty PID 35	1,543,752	24.621	\$38,009	Berthoud-Heritage 10	3,362,051	67.592	\$227,247
Fire				Larimer Cnty PID 36	7,786,476	10.185	\$79,305	Berthoud-Heritage 11	183,539	71.410	\$13,107
Allenspark	9,575,610	7.546	\$72,258	Larimer Cnty PID 37	1,525,507	7.410	\$11,304	Berthoud-Heritage 12	159,486	67.562	\$10,775
Berthoud	391,190,009	13.878	\$5,428,936	Larimer Cnty PID 38	23,146,776	3.061	\$70,852	Berthoud-Heritage 13	187,232	70.722	\$13,241
Crystal Lakes	45,838,173	8	\$366,707	Larimer Cnty PID 39	5,199,238	9.988	\$51,930	Berthoud-Heritage 14	255,045	67.562	\$17,231
Estes Valley	522,381,988	2.069	\$1,080,807	Larimer Cnty PID 40	1,723,817	23.000	\$39,648	Berthoud-Heritage 15	238,306	67.562	\$16,101
Front Range	23,400,675	11.663	\$272,922	Larimer Cnty PID 41	1,462,587	18.000	\$26,327	Berthoud-Heritage 16	99,072	67.562	\$6,694
Glacier View	39,808,343	11.65	\$463,767	Larimer Cnty PID 42	3,040,877	12.502	\$38,017	Berthoud-Heritage 17	351,583	76.200	\$26,791
Livermore	33,944,599	12	\$407,336	Larimer Cnty PID 43	2,082,739	34.642	\$72,150	Brands East Metro 1	140	39.000	\$5
Loveland Rural	706,982,383	11.186	\$7,908,306	Larimer Cnty PID 45	1,114,914	23.663	\$26,382	Brands East Metro 2	752,476	40.539	\$30,505
Lyons	22,402,597	15.682	\$351,317	Larimer Cnty PID 46	1,739,151	15.707	\$27,317	Brands East Metro 3	9,813,357	46.170	\$453,083
Pinewood Springs	19,887,147	6.278	\$124,851	Larimer Cnty PID 47	501,369	16.762	\$8,404	Brands East Metro 4	5,855,649	31.182	\$182,591
Poudre Canyon	14,597,063	21.142	\$308,611	Larimer Cnty PID 48	885,265	28.270	\$25,026	Brands Metro 1	333	39.000	\$13
Poudre Valley	1,034,275,050	11.047	\$11,425,643	Larimer Cnty PID 49	412,009	16.762	\$6,906	Brands Metro 2	2,950,797	40.882	\$120,634
Red Feather Lakes	24,055,536	12.112	\$291,362	Larimer Cnty PID 51	2,958,163	17.396	\$51,460	Brands Metro 3	11	41.183	\$0
Wellington	257,509,396	14.867	\$3,828,393	Larimer Cnty PID 54	5,723,089	8.987	\$51,433	Brands Metro 4	11	39.000	\$0
Windsor - Severance	274,221,394	8.25	\$2,262,327	Larimer Cnty PID 55	13,772,316	20.000	\$275,446	Brands West 1	10	39.000	\$0
Hospital				Larimer Cnty PID 56	328,296	34.065	\$11,183	Brands West 2	6,046,646	40.594	\$245,458
Health Dist. N Larimer Cnty	5,259,983,521	2.167	\$11,398,386	Larimer Cnty PID 57	832,583	25.564	\$21,284	Brands West 3	1,195	39.000	\$47
Park Hospital Dist	585,744,932	7.505	\$4,396,016	Larimer Cnty PID 58	772,762	19.854	\$15,342	Brands West 4	5,966,607	20.846	\$124,380
Thompson Valley Health	3,253,902,551	1.757	\$5,717,113	Larimer Cnty PID 59	3,432,179	8.322	\$28,563	Cascade Ridge	1,043,850	69.425	\$72,470
				Larimer Cnty PID 60	30,828,955	7.010	\$216,111	Cen 2 Avenida Bond	3,036,432	46.756	\$141,971
Improvement				Larimer Cnty PID 61	5,092,611	14.626	\$74,484	Cen 2 Hunt Mw Bond	1,487,997	46.893	\$69,777
Fort Collins GID 1	151,326,367	4.924	\$745,131	Larimer Cnty PID 62	1,766,210	38.892	\$68,691	Cen 2 Kingston Bond	3,247,541	42.995	\$139,627
Historic Loveland BID	44,719,908	5.00	\$223,600	Larimer Cnty PID 63	919,669	25.210	\$23,185	Cen 2 Rw Flats Bond	8,221,761	43.459	\$357,310
Ladera BID	3,402,481	10	\$34,025	Larimer Cnty PID 64	1,490,374	0.138	\$206	Cen 2 Savanna Fourth Bond	1,385,635	48.151	\$66,720
Larimer Cnty GID 11	7,293,232	5.770	\$42,082	Larimer Cnty PID 65	1,054,296	23.160	\$24,418	Centerra 2 Flats	710,072	32.218	\$22,877
Larimer Cnty GID 12	1,883,748	25.000	\$47,094	Larimer Cnty PID 66	1,632,565	18.213	\$29,734	Centerra 2	116,896,709	62.000	\$7,247,596
Larimer Cnty GID 13A	4,209,300	11.660	\$49,081	Larimer Cnty PID 67	6,063,848	34.751	\$210,725	Centerra 2 Bond	4,535,111	13.301	\$60,321
Larimer Cnty GID 14	9,580,432	15.000	\$143,707	Larimer Cnty PID 68	1,243,356	16.053	\$19,960	Centerra 2 Res Debt	5,489,910	22.167	\$121,695
Larimer Cnty GID 15	4,793,974	10.000	\$47,940	Larimer Cnty PID 69	1,251,062	68.160	\$85,272	Centerra 3	13,963,700	5.985	\$83,573
Larimer Cnty GID 16	1,154,551	9.600	\$11,084	Larimer Cnty PID 70	3,093,618	40.501	\$125,295	Centerra 5	33,878,629	15.626	\$529,387
Larimer Cnty GID 17	4,762,836	8.500	\$40,484	Larimer Cnty PID 72	3,320,330	6.730	\$22,346	Deer Meadows	4,375,210	75.200	\$329,016
Larimer Cnty GID 18	2,936,341	12.000	\$35,236	Larimer Cnty PID 74	1,613,967	49.643	\$80,122	Eagle Brook Meadows 1	140	15.536	\$2
Larimer Cnty GID 1991-1	697,284	29.729	\$20,729	Larimer Cnty PID 79	1,244,460	9.207	\$11,458	Eagle Brook Meadows 2	11,558,683	76.448	\$883,638
Larimer Cnty GID 2	17,010,103	10	\$170,101	Loveland GID 1	41,012,180	2.253	\$92,400	Eagle Brook Meadows 3	1,879,823	67.563	\$127,006
Larimer Cnty GID 4	24,715,897	10	\$247,159					East Fossil Creek Ranch Metro 2	8,248,655	42.245	\$348,465
Larimer Cnty GID 8	6,457,890	8.382	\$54,130					Encore On 34 2	3,761,746	50.000	\$188,087
Larimer Cnty PID 19	8,928,018	12.104	\$108,065					Encore On 34 3	25,691	33.000	\$848
Larimer Cnty PID 20	19,008,777	9.500	\$180,583					Fisher Farm 1	556	53.748	\$30
Larimer Cnty PID 21	3,853,055	16.250	\$62,612					Fisher Farm 2	26,770	53.380	\$1,429

District	Value	Levy	Revenue	District	Value	Levy	Revenue
Metropolitan				Metropolitan			
Fisher Farm 3	23,687	54.923	\$1,301	Rudolph Farms 4	416,414	70.000	\$29,149
Fisher Farm 4	10,551	53.280	\$562	Rudolph Farms 5	400,451	70.000	\$28,032
Foothills	22,940,145	71.220	\$1,633,797	Rudolph Farms 6	804,437	70.000	\$56,311
Foundry Loveland	8,738,862	54.290	\$474,433	Serratoga Falls 1	11,426,341	51.600	\$589,600
Hammond Farm 2	9,804,315	85.160	\$834,935	Serratoga Falls 2	5,022,195	62.584	\$314,309
Hammond Farm 3	18,930	67.562	\$1,279	Serratoga Falls 3	11,706,930	59.133	\$692,266
Hammond Farm 4	2,319,882	76.544	\$177,573	South Timnath 1	591,095	17.821	\$10,534
Harmony Technology Park	43,114,863	15.500	\$668,280	South Timnath 2	29,330,288	41.582	\$1,219,613
Heritage Ridge	16,479,365	79.883	\$1,316,421	Southwest Timnath 1	2,546	59.403	\$151
Highpointe Vista 2	21,919,099	39.800	\$872,380	Southwest Timnath 2	4,658,566	59.403	\$276,733
I-25/Prospect Interchange	1,609,772	7.500	\$12,073	Southwest Timnath 3	2,242,650	59.403	\$133,220
Johnstown North 2	22,317,993	26.219	\$585,155	Southwest Timnath 4	3,933,921	59.403	\$233,687
Johnstown North 3	19,095	26.470	\$505	The Lakes At Centerra 2	17,434,465	90.352	\$1,575,239
Johnstown Plaza	21,418,643	26.917	\$576,526	The Lakes At Centerra 3	18,599,142	92.560	\$1,721,536
Jpmd Special Revenue Bds	5,100,845	5.243	\$26,744	Thompson Crossing 2	98,699,021	20.000	\$1,973,980
Jpmd/Tcmd2 2016 Ltd Bds	5,100,845	11.828	\$60,333	Thompson Crossing 2 Bond	26,519,592	3.553	\$94,224
Kinston 2	11,986,691	87.442	\$1,048,140	Thompson Crossing 3	1,368	90.518	\$124
Kinston 3	3,343	84.220	\$282	Thompson Crossing 4	34,729,337	100.251	\$3,481,651
Kinston 4	1,457	84.445	\$123	Thompson Crossing 5	3,329	86.624	\$289
Kinston 5	1,952,323	80.039	\$156,262	Thompson Crossing 6	6,183,033	73.657	\$455,424
Kinston 6	13	27.884	\$0	Timnath Lakes 1	4,905,051	61.593	\$302,117
Kinston 7	13	27.884	\$0	Timnath Lakes 2	2,801,315	26.296	\$73,663
Kinston 8	13	27.884	\$0	Timnath Lakes 3	5,807,991	55.516	\$322,436
Kinston 9	454	27.446	\$12	Timnath Lakes 4	140	51.992	\$7
Kinston 10	3,257,060	35.383	\$115,244	Timnath Lakes 5	140	51.992	\$7
Ladera 1	29	40.000	\$1	Timnath Ranch 1	4,154,284	56.377	\$234,206
Ladera 2	58	40.000	\$2	Timnath Ranch 2	24,815,466	58.240	\$1,445,253
Lakeview Metro District	448,012	62.366	\$27,941	Timnath Ranch 3	3,610,865	36.638	\$132,295
Lee Farm 2	308,261	67.562	\$20,827	Timnath Ranch 4	6,139,216	37.123	\$227,906
Lee Farm 3	237,244	67.562	\$16,029	Trailside 2	6,494,412	58.443	\$379,553
Lee Farm 4	196,137	67.562	\$13,251	Trailside 3	7,574,388	59.489	\$450,593
Loveland Midtown	6,278,720	52.594	\$330,223	Trailside 4	5,681,836	56.971	\$323,700
Mulberry 1	35,746	51.970	\$1,858	Trailside 5	2,132	18.853	\$40
Mulberry 2	476,308	51.971	\$24,754	Trailside 6	404,009	51.976	\$20,999
Mulberry 3	5,297,772	51.970	\$275,325	Van De Water 2	31,874,615	37.299	\$1,188,891
Mulberry 4	143,381	51.971	\$7,452	Van De Water 3	12,233,778	30.613	\$374,513
Mulberry 5	1,774	51.412	\$91	Waterfall 1	8,933,978	46.948	\$419,432
Mulberry 6	13,442	25.000	\$336	Waterfront	11,644,325	26.762	\$311,626
Northfield 2	5,835,234	53.171	\$310,265	Waters Edge 1	13	50.000	\$1
Parkside	3,523,881	103.062	\$363,178	Waters Edge 2	5,667,118	54.750	\$310,275
Prairiestar 2	19,718,819	60.000	\$1,183,129	West Boyd 2	36,823	26.850	\$989
Prairiestar 3	142,038	50.000	\$7,102	West Boyd 3	11,959	26.735	\$320
Ptarmigan West 2	4,492,405	50.490	\$226,822	Wildwing 2	10,197,024	61.942	\$631,624
Ptarmigan West 3	1,014,928	20.788	\$21,098	Wildwing 3	5,995,785	62.884	\$377,039
Reservoirs Edge	30,435	62.698	\$1,909	Wildwing 4	6,987,832	62.421	\$436,187
Ridge Johnstown Metro Dist. 1	20	11.020	\$0	Wildwing 5	2,104,275	59.130	\$124,426
Ridge Johnstown Metro Dist. 2	310	10.982	\$3				
Ridge Johnstown Metro Dist. 3	9,117,535	57.265	\$522,116				
Ridge Johnstown Metro Dist. 4	212,316	10.402	\$2,209				
Ridge Johnstown Metro Dist. 5	285,234	10.394	\$2,965				
Ridge Johnstown Metro Dist. 6	58,906	10.785	\$636				
Ridge Johnstown Metro Dist. 7	152,225	10.410	\$1,585				
Rose Farm Acres	4,997,461	66.230	\$330,982				

District	Value	Levy	Revenue
Metropolitan			
Windsor Highlands 1	8,496,008	35.642	\$302,815
Windsor Highlands 2	9,281,155	41.582	\$385,929
Windsor Highlands 3	9,921,359	41.582	\$412,550
Windsor Highlands 4	13,863,991	41.582	\$576,492
Windsor Highlands 5	462	41.582	\$19
Windsor Highlands 6	8,574,910	39.000	\$334,422
Windsor Highlands 7	3,265,362	46.334	\$151,297
Windsor Highlands 8	2,452,114	46.334	\$113,616
Windsor Highlands 9	17,721	46.334	\$821
Windsor Highlands 10	49,165	46.334	\$2,278
Library			
Berthoud Comm. Library	388,624,361	2.400	\$932,699
Estes Valley Public Library	585,668,083	4.533	\$2,654,832
Lyons Regional Library	21,778,928	5.868	\$127,799
Poudre River Public Library	5,030,368,596	3.015	\$15,166,563
Red Feather Mtn Library	112,250,531	4.750	\$533,193
Pest			
Larimer County Pest Control	7,556,895,153	0.142	\$1,073,071
Recreation			
Estes Valley Rec & Park Dist	1,804,637	2.045	\$3,690
Estes Valley Rec & Park	583,494,291	4.897	\$2,857,372
Thompson Rivers Park & Rec	9,302,379	3.594	\$33,433
Sanitation			
South Fort Collins Sanitation	1,426,271,672	0.403	\$574,791
School			
Estes Park School R-3	585,033,205	28.958	\$16,941,392
Johnstown - Milliken Re5-J	575,930	36.054	\$20,765
Poudre R-1	5,214,165,723	57.370	\$299,136,683
St. Vrain Valley Re1-J	22,014,243	57.168	\$1,258,510
Thompson R2-J	3,277,841,947	44.883	\$147,119,375
Water			
Fort Collins - Loveland	1,461,494,164	1.360	\$1,987,630
North Carter Lake	7,440,260	5.500	\$40,921
Northern Colorado	8,685,391,413	1.000	\$8,685,488
Pinewood Springs	15,102,390	14.542	\$219,619
Spring Canyon	24,448,810	3.363	\$82,221
St. Vrain & Left Hand	7,428,639	1.406	\$10,445

Please Note:

The list of mill levies include only those taxing authorities with a mill levy greater than zero (0). Values reflect gross assessed value before tax increment financing (TIF) deductions.

Visit www.larimer.gov/assessor for a complete list of taxing authorities, mill levy data, and TIF revenue distribution reports.