REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Protest Hearing Dates: May 1, 2026 to June 8, 2026
Office Hours: 7:30 am to 4:30 pm

OFFICE OF THE ASSESSOR

Property Owner & Address

Bob Overbeck
Larimer County Assessor
200 W Oak St
PO Box 860
Fort Collins, CO 80522
Phone: (970) 498-7050 Fax: (970) 498-7070

Tax Year	Tax Area Code	Parcel ID	Acct/Schedule ID	Date
2026				May 1, 2026
Property Address		**Legal Description (May be incomplete)**		
Property Classification		**Prior Year Actual Value**	**+ Or - Change**	**Current Year Actual Value**
Totals				
Building Characteristics (On first building only)				
Residential	Subdivision:			Year Built from:
Area	Land SF:			
Residential	Land Acres:			
Bldgs:				Garage SF:

Once a Senior Homestead or Veteran with a Disability Exemption has been approved and applied to your property, it will remain in effect until a disqualifying event occurs. Please note that the exemption is **NOT** reflected in the value listed above. Applications are available at the Assessor's office and on the website. Application deadlines are **July 1, 2026** for Disabled Veterans & Gold Star Spouses and **July 15, 2026** for Senior Homestead.

Your property was valued as it existed on January 1 of the current year. **The tax notice you receive in January 2027 will be based on this value.**

Opt-Out to Receive Abbreviated Notices of Valuation: You may opt out of receiving future abbreviated Notices of Valuation (NOV) as a postcard and instead request to receive future Long Form NOVs mailed in an envelope. The Long Form NOV is this form you are currently reading & reviewing. To Opt-Out, or you are unable to view and/or print your NOV and would like printed copy mailed to you, please call 970-498-7069.

Commercial Property Owners: If you would like information about the approach used to value your property, please contact the Larimer County Assessor's office at 970-498-7050. § 39-5-121(4)(b), C.R.S.

YOU HAVE THE RIGHT TO PROTEST YOUR REAL PROPERTY VALUE AND/OR ITS CLASSIFICATION.

Real Property Protest Procedures

Land and Improvements

"Improvements" means all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired. 39-1-102(6.3), C.R.S.

AFTER JUNE 8, 2026 YOU WILL NOT BE ABLE TO FILE A PROTEST

If a property owner does not timely object to their property valuation by June 9th under section 39-5-122, C.R.S., they may file a request for an abatement under section 39-10-114, C.R.S., by contacting the Larimer County Assessor's Office. Information about the Abatement process is available at www.larimer.gov/assessor

ASSESSOR'S DETERMINATION: The Assessor must make a decision on your protest and mail a Notice of Determination to you **by June 30, 2026.**

APPEALING THE ASSESSOR'S DECISION: If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination from the Assessor, you must file a written appeal with the County Board of Equalization (CBOE) on or before **July 15, 2026** if you wish to continue your appeal.

TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU FILED A TIMELY APPEAL; THEREFORE, IT IS RECOMMENDED THAT ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

For more information, visit www.larimer.gov/assessor, contact our office by email LCAssessor@larimer.org or call 970-498-7050.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other documents falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed on the next business day, 39-1-120(3), C.R.S.