

The total parcel count for tax year 2022 is 166,679.
Taxable accounts in Larimer County 161,023.

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 2022 Assessments rates are as follows: Residential **6.95%**; Multi-Family **6.8%**; Renewable energy **26.40%**; Agricultural **26.40%**; State Assessed **26.40%**; Vacant Land, Commercial Property, and Business Personal Property **29%**.

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.

2022 Elected Officials

Clerk and Recorder
Angela Myers

Coroner
Gary Darling

District Attorney
Gordon P. McLaughlin

Treasurer & Public Trustee
Irene Josey

Sheriff
Justin Smith

Surveyor
Chad Washburn

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
2022

Prepared by Larimer County Assessor



Bob Overbeck
Larimer County Assessor

Yara Zokaie, Esq.
Chief Deputy Assessor

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



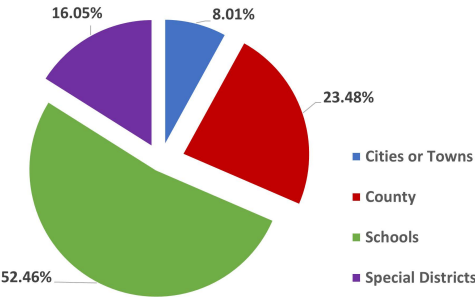
200 W Oak Street
PO Box 1190
Fort Collins, CO 80522
Telephone: (970) 498-7050
Fax: (970) 498-7070
www.larimer.gov/assessor

Many thanks to the Assessor staff
for their dedication and hard work.

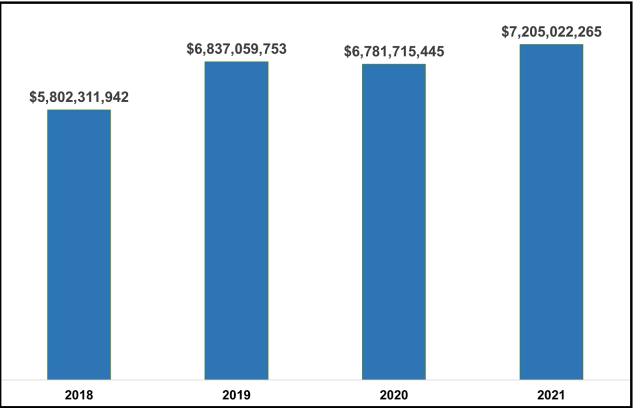
Revenue Totals by District Type

City or Town	\$56,376,950
Community College	\$3,340
County	\$165,293,458
Downtown Development Auth	\$1,078,074
Fire	\$26,262,904
Hospital	\$17,442,157
Improvement	\$3,971,080
Library	\$15,253,311
Metropolitan	\$35,781,729
Pest	\$886,113
Recreation	\$2,727,078
Sanitation	\$536,370
School	\$369,383,653
Water	\$9,075,717
Total	\$704,071,935

2022 Revenue Distribution



Historical Total Assessed Value 2018-2021



General Tax - County Valuation

Fund	Levy	Revenue
Abatements and Refunds	.115	\$847,243
Developmentally Disabled	.750	\$5,525,499
General Fund	18.678	\$137,607,025
Health Fund	.666	\$4,906,643
Road and Bridge	.506	\$3,727,870
Social Services	1.721	\$12,679,178
Total	22.436	\$165,293,458

Property Class	Assessed Value
Agricultural	25,977,350
Ag Possessory Interest	103,506
Flood Irrigation	8,807,066
Dry Farm Land	488,430
Meadow Hay Land	1,014,032
Grazing Land	1,513,129
Farm/Ranch Waste Land	57,344
Forest Land	71,240
Farm/Ranch Support Bldgs	13,644,475
All Other AG Property	278,128
Commercial	2,077,628,271
Com Possessory Interest	1,543,170
Merchandising	467,548,962
Lodging	120,909,062
Offices	269,861,791
Recreation	23,421,212
Special Purpose	425,218,503
Warehouse/Strg	321,158,035
Multi-Use (3+)	23,471,092
Condominiums	228,004,090
Partially Exempt (Tax Part)	31,521,347
Com/Res Equip, Furnishings, etc.	154,475,601
Industrial	434,232,492
Contract/Service	2,752,999
Manuf/Processing	182,439,435
Ind Condominiums	7,938,315
Ind Equip, Furnishings, etc	241,101,743
Natural Resources	4,946,478
Earth or Stone Products	1,278,235
Non-Producing Patented	93
NR Equip, Furnishings, etc.	2,478,670
Severed Mineral Interests	1,189,480
Oil and Gas	227,700,150
Natural Gas Liquids	6,726,137
Producing Oil	156,858,330
Producing Gas	58,993,856
OG Equip, Furnishings, etc.	5,121,827
Residential	4,192,889,259
Single Family Residence	3,463,122,713
Duplexes-Triplexes	61,504,666
Multi-Units	330,173,358
Mobile Homes	7,125,107
Mobile Home Parks	24,196,314
Condominiums	231,866,725
Property Not Integral to Ag	6,361,118
Farm/Ranch Residences	67,541,403
Partially Exempt	997,855
State Assessed	167,008,400
Real & Personal	167,008,400
Vacant Land	236,949,475
Vacant Possessory Interest	297,098
Residential Lots	126,362,892
Commercial Lots	57,048,681
Industrial Lots	145
PUD Lots	10,458,983
Less Than 1 Acre	3,211,320
1.0 to 4.99 Acres	6,228,155
5.0 to 9.99 Acres	4,349,839
10.0 to 34.99 Acres	11,348,350
35.0 to 99.99 Acres	17,020,918
100.0 Acres and Up	623,094
Grand Total Assessed Value	7,367,331,875

District	Value	Levy	Revenue	District	Value	Levy	Revenue	District	Value	Levy	Revenue
City or Town				Improvement				Metropolitan			
Berthoud	191,958,219	9.648	\$1,852,013	Larimer Cnty PID 22	1,076,415	12.400	\$13,348	Airpark North 1	74	10.000	\$1
Estes Park	249,397,502	1.822	\$454,402	Larimer Cnty PID 23	930,318	12.000	\$11,164	Airpark North 2	4,147	10.000	\$41
Fort Collins	3,014,209,848	9.797	\$29,530,214	Larimer Cnty PID 24	3,298,613	9.358	\$30,868	Airpark North 3	627	10.000	\$6
Loveland	1,536,309,915	9.564	\$14,693,268	Larimer Cnty PID 25	1,957,025	15.486	\$30,306	Airpark North 4	554	10.000	\$6
Timnath	166,068,654	6.688	\$1,110,667	Larimer Cnty PID 26	8,808,305	10.149	\$89,395	Berthoud 160	16,853	17.000	\$287
Wellington	134,296,978	13.096	\$1,758,753	Larimer Cnty PID 27	741,593	14.823	\$10,993	Berthoud-Heritage 2	13,492,633	71.145	\$959,933
Windsor	185,304,118	12.030	\$2,229,209	Larimer Cnty PID 28	1,007,615	9.760	\$9,834	Berthoud-Heritage 3	11,825	50.079	\$592
Johnstown	198,288,884	23.947	\$4,748,424	Larimer Cnty PID 29	1,051,247	10.955	\$11,516	Berthoud-Heritage 4	5,816,594	54.816	\$318,842
Community College				Larimer Cnty PID 30	3,596,551	11.121	\$39,997	Berthoud-Heritage 5	476	50.231	\$24
Aims Community College	529,527	6.307	\$3,340	Larimer Cnty PID 31	837,997	27.000	\$22,626	Berthoud-Heritage 6	3,293,783	69.723	\$229,652
County				Larimer Cnty PID 32	1,992,763	8.948	\$17,831	Berthoud-Heritage 7	402,079	20.000	\$8,042
Larimer County	7,367,331,875	22.436	\$165,293,458	Larimer Cnty PID 33	2,570,785	29.754	\$76,491	Berthoud-Heritage 8	3,347,082	67.291	\$225,228
Downtown Dev. Authority				Larimer Cnty PID 34	4,499,324	18.000	\$80,988	Berthoud-Heritage 9	22,766	50.005	\$1,138
Fort Collins DDA	215,614,776	5.000	\$1,078,074	Larimer Cnty PID 35	1,123,676	14.608	\$16,415	Berthoud-Heritage 10	104,300	68.580	\$7,153
Fire				Larimer Cnty PID 36	6,151,858	13.580	\$83,542	Brands East Metro 1	145	39.000	\$6
Allenspark	6,790,383	7.516	\$51,037	Larimer Cnty PID 37	1,248,820	7.410	\$9,254	Brands East Metro 2	790,253	39.000	\$30,820
Berthoud	298,132,893	13.850	\$4,129,141	Larimer Cnty PID 38	18,382,497	3.061	\$56,269	Brands East Metro 3	9,148,004	45.310	\$414,496
Crystal Lakes	28,162,720	9.000	\$253,464	Larimer Cnty PID 39	3,948,103	9.988	\$39,434	Brands East Metro 4	4,697,711	30.000	\$140,931
Estes Valley	391,476,008	1.997	\$781,778	Larimer Cnty PID 40	1,422,435	23.000	\$32,716	Brands Metro 1	314	39.000	\$12
Front Range	9,770,390	11.642	\$113,747	Larimer Cnty PID 41	1,124,330	20.000	\$22,487	Brands Metro 2	2,709,494	39.000	\$105,670
Glacier View	28,257,351	11.650	\$329,198	Larimer Cnty PID 42	2,147,847	12.502	\$26,852	Brands Metro 3	11	39.000	\$0
Livermore	25,467,203	12.000	\$305,606	Larimer Cnty PID 43	1,432,770	20.522	\$29,403	Brands Metro 4	11	39.000	\$0
Loveland Rural	705,680,626	8.837	\$6,236,100	Larimer Cnty PID 45	903,271	23.663	\$21,374	Brands West 1	10	39.000	\$0
Lyons	15,922,818	13.962	\$222,314	Larimer Cnty PID 46	1,462,462	15.707	\$22,971	Brands West 2	8,671	39.000	\$338
Pinewood Springs	14,372,694	8.778	\$126,164	Larimer Cnty PID 47	393,076	16.762	\$6,589	Brands West 3	1,164	39.000	\$45
Poudre Canyon	9,346,811	21.142	\$197,610	Larimer Cnty PID 48	689,800	28.270	\$19,501	Brands West 4	789,013	20.000	\$15,780
Poudre Valley	780,162,801	10.824	\$8,444,482	Larimer Cnty PID 49	315,925	16.762	\$5,296	Cascade Ridge	826,020	66.794	\$55,173
Red Feather Lakes	18,573,801	12.112	\$224,966	Larimer Cnty PID 51	2,382,657	17.396	\$41,449	Cen 2 Avenida Bond	302,674	46.499	\$14,074
Wellington	203,231,861	14.999	\$3,048,275	Larimer Cnty PID 55	10,595,749	20.000	\$211,915	Cen 2 Hunt Mw Bond	179,139	46.499	\$8,330
Windsor - Severance	218,063,341	8.250	\$1,799,023	Larimer Cnty PID 56	263,400	34.065	\$8,973	Cen 2 Rw Flats Bond	5,100,164	42.175	\$215,099
Hospital				Larimer Cnty PID 57	586,500	25.564	\$14,993	Cen 2 Savanna Fourth Bond	1,089,905	37.429	\$40,794
Health Dist. Of N Larimer Cnty	4,212,401,417	2.167	\$9,128,274	Larimer Cnty PID 58	604,310	19.854	\$11,998	Centerra 2 Flats	708,018	29.049	\$20,567
Park Hospital Dist	434,698,571	7.505	\$3,262,413	Larimer Cnty PID 59	2,832,180	34.310	\$97,172	Centerra 2	118,806,888	62.000	\$7,366,027
Thompson Valley Health	2,720,231,886	1.857	\$5,051,471	Larimer Cnty PID 60	23,066,972	12.713	\$293,250	Centerra 2 Bond	4,179,358	10.879	\$45,467
Improvement				Larimer Cnty PID 61	3,775,801	14.626	\$55,225	Centerra 2 Res Debt	5,362,885	21.780	\$116,804
Fort Collins GID 1	121,136,840	4.924	\$596,478	Larimer Cnty PID 62	1,269,714	38.892	\$49,382	Centerra 3	1,880,468	5.000	\$9,402
Ladera BID	11,512	10.000	\$115	Larimer Cnty PID 63	693,741	25.210	\$17,489	Centerra 5	22,885,933	15.000	\$343,289
Larimer Cnty GID 11	5,240,117	5.770	\$30,235	Larimer Cnty PID 64	1,387,884	0.138	\$192	Deer Meadows	3,598,481	67.859	\$244,189
Larimer Cnty GID 12	1,571,106	12.500	\$19,639	Larimer Cnty PID 65	842,247	27.290	\$22,985	Eagle Brook Meadows 1	10,150	15.000	\$152
Larimer Cnty GID 13A	3,324,973	11.660	\$38,769	Larimer Cnty PID 66	1,263,597	18.213	\$23,014	Eagle Brook Meadows 2	6,421,899	66.962	\$430,023
Larimer Cnty GID 14	7,617,893	15.000	\$114,268	Larimer Cnty PID 67	4,663,537	34.751	\$162,063	Eagle Brook Meadows 3	223,893	65.000	\$14,553
Larimer Cnty GID 15	4,027,765	10.000	\$40,278	Larimer Cnty PID 68	1,071,492	23.073	\$24,723	East Fossil Creek Ranch Metro 2	3,035,899	39.000	\$118,400
Larimer Cnty GID 16	929,740	9.600	\$8,926	Larimer Cnty PID 69	1,010,924	95.128	\$96,167	Encore On 34 2	6,525,681	50.000	\$326,284
Larimer Cnty GID 17	3,774,459	8.500	\$32,083	Larimer Cnty PID 70	2,502,103	40.501	\$101,338	Encore On 34 3	20,859	33.000	\$688
Larimer Cnty GID 18	2,171,762	12.000	\$26,061	Larimer Cnty PID 71	1,870,863	46.616	\$87,212	Fisher Farm 1	525	53.027	\$28
Larimer Cnty GID 1991-1	627,178	29.729	\$18,645	Larimer Cnty PID 73	837,405	31.126	\$26,065	Fisher Farm 2	12,111	54.923	\$665
Larimer Cnty GID 2	12,151,302	10.000	\$121,513	Larimer Cnty PID 74	1,290,411	49.643	\$64,060	Fisher Farm 3	40,035	52.562	\$2,104
Larimer Cnty GID 4	19,814,399	10.000	\$198,144	Larimer Cnty PID 52	916,136	10.364	\$9,495	Fisher Farm 4	13,680	51.616	\$706
Larimer Cnty GID 8	5,125,794	8.382	\$42,964	Larimer Cnty PID 53	2,179,744	20.334	\$44,323	Foothills	32,220,484	67.406	\$2,171,854
Larimer Cnty PID 19	7,088,504	12.104	\$85,799	Loveland GID 1	34,051,083	2.684	\$91,393	Foundry Loveland	8,020,941	52.975	\$424,909
Larimer Cnty PID 20	15,650,162	9.500	\$148,677					Hammond Farm 2	8,418,268	74.445	\$626,698
Larimer Cnty PID 21	3,208,662	17.500	\$56,152					Hammond Farm 3	17,945	74.445	\$1,336

District	Value	Levy	Revenue
Metropolitan			
Hammond Farm 4	1,006,817	74.445	\$74,952
Harmony Technology Park	30,068,538	23.500	\$706,611
Heritage Ridge	13,474,419	71.685	\$965,914
Highpointe Vista 2	17,490,628	39.969	\$699,083
I-25/Prospect Interchange	195,071	7.500	\$1,463
Johnstown North 2	17,758,483	25.000	\$443,962
Johnstown North 3	17,460	25.000	\$437
Johnstown Plaza	19,437,223	26.598	\$516,991
Jpmd Special Revenue Bonds	819,985	4.433	\$3,635
Jpmd/Tcmd2 2016 Ltd Bonds	819,985	10.000	\$8,200
Kinston 2	1,844,256	77.000	\$142,008
Kinston 3	3,136	77.000	\$241
Kinston 4	1,407	77.000	\$108
Kinston 5	3,336	77.000	\$257
Kinston 6	13	25.000	\$0
Kinston 7	13	25.000	\$0
Kinston 8	13	25.000	\$0
Kinston 9	444	25.000	\$11
Kinston 10	3,244	33.000	\$107
Ladera 1	21	40.000	\$1
Ladera 2	21	40.000	\$1
Lee Farm 2	302,726	65.000	\$19,677
Lee Farm 3	229,906	65.000	\$14,944
Lee Farm 4	194,271	65.000	\$12,628
Loveland Midtown	5,370,992	45.743	\$245,685
Mulberry 1	739	50.000	\$37
Mulberry 2	11,777	50.000	\$589
Mulberry 3	12,318	50.000	\$616
Mulberry 4	8,226	50.000	\$411
Mulberry 5	10	50.000	\$1
Mulberry 6	5,980	50.000	\$299
Northfield 2	4,822,622	50.350	\$242,819
Parkside	2,285,264	96.204	\$219,852
Prairiestar 2	17,121,634	51.424	\$880,463
Prairiestar 3	711	35.000	\$25
Ptarmigan West 2	1,914,403	44.061	\$84,351
Ptarmigan West 3	546,045	20.000	\$10,921
Reservoirs Edge	29,879	61.084	\$1,825
Rose Farm Acres	3,539,385	72.043	\$254,988
Rudolph Farms 4	7,713	70.000	\$540
Rudolph Farms 5	10,579	70.000	\$741
Rudolph Farms 6	6,524	70.000	\$457
Serratoga Falls 1	134,102	50.000	\$6,705
Serratoga Falls 2	4,097,117	56.446	\$231,266
Serratoga Falls 3	7,658,432	56.834	\$435,259
South Timnath 1	400,884	16.699	\$6,694
South Timnath 2	23,952,224	38.965	\$933,298
Southwest Timnath 1	2,120	55.664	\$118
Southwest Timnath 2	3,890,716	55.664	\$216,573
Southwest Timnath 3	1,838,740	55.664	\$102,352
Southwest Timnath 4	3,408,656	55.664	\$189,739
The Lakes At Centerra 2	14,155,498	79.452	\$1,124,683

District	Value	Levy	Revenue
Metropolitan			
The Lakes At Centerra 3	10,953,256	78.890	\$864,102
The Villages At Johnstown 3	256,777	50.000	\$12,839
Thompson Crossing 2	78,493,006	20.000	\$1,569,860
Thompson Crossing 2 Bond	20,309,008	4.414	\$89,644
Thompson Crossing 3	1,432	90.518	\$130
Thompson Crossing 4	25,596,077	84.309	\$2,157,980
Thompson Crossing 5	4,335	84.095	\$365
Thompson Crossing 6	5,320,519	78.387	\$417,060
Timnath Lakes 1	2,762,784	50.980	\$140,847
Timnath Lakes 2	79,866	25.300	\$2,021
Timnath Lakes 3	15,071	54.924	\$828
Timnath Lakes 4	216	54.912	\$12
Timnath Lakes 5	216	54.912	\$12
Timnath Ranch 1	3,087,757	50.354	\$155,481
Timnath Ranch 2	21,043,131	51.351	\$1,080,586
Timnath Ranch 3	660,221	35.060	\$23,147
Timnath Ranch 4	4,557,115	35.000	\$159,499
Trailside 2	3,418,659	51.609	\$176,434
Trailside 3	3,382,883	51.586	\$174,509
Trailside 4	585,496	51.271	\$30,019
Trailside 5	1,865	18.000	\$34
Van De Water 2	27,999,180	36.624	\$1,025,442
Van De Water 3	10,430,712	31.892	\$332,656
Waterfall 1	9,346,803	45.000	\$420,606
Waterfront	9,014,023	32.000	\$288,449
Waters Edge 1	13	50.000	\$1
Waters Edge 2	463,777	50.000	\$23,189
West Boyd 2	29,413	25.000	\$735
West Boyd 3	12,495	25.000	\$312
Wildwing 2	7,861,782	51.383	\$403,962
Wildwing 3	4,668,608	57.110	\$266,624
Wildwing 4	5,133,874	56.242	\$288,739
Wildwing 5	1,437,114	53.631	\$77,074
Windsor Highlands 1	6,754,662	33.398	\$225,592
Windsor Highlands 2	7,664,564	38.965	\$298,650
Windsor Highlands 3	7,768,128	38.965	\$302,685
Windsor Highlands 4	11,713,393	38.965	\$456,412
Windsor Highlands 5	346	38.965	\$13
Windsor Highlands 6	7,458,535	39.000	\$290,883
Windsor Highlands 7	2,203,043	43.418	\$95,652
Windsor Highlands 8	1,531,534	43.418	\$66,496
Windsor Highlands 9	17,053	43.418	\$740
Windsor Highlands 10	50,861	43.418	\$2,208

District	Value	Levy	Revenue
Library			
Berthoud Comm. Library	295,530,867	2.400	\$709,274
Estes Valley Public Library	434,623,736	4.544	\$1,974,930
Lyons Regional Library	15,454,310	5.859	\$90,547
Poudre River Public Library	4,014,720,040	3.018	\$12,116,425
Red Feather Mtn Library	76,238,916	4.750	\$362,135
Pest			
Larimer County Pest Control	6,240,235,759	0.142	\$886,113
Recreation			
Estes Valley Rec & Park Dist Comm.	1,409,409	2.997	\$4,224
Estes Valley Rec & Park Thompson	434,452,672	6.265	\$2,721,846
Rivers Park & Rec	280,383	3.594	\$1,008
Sanitation			
South Fort Collins Sanitation	1,087,972,479	0.493	\$536,370
School			
Estes Park School R-3	435,022,870	3 0.796	\$13,396,964
Johnstown - Milliken Re5-J	529,523	4 5.735	\$24,218
Poudre R-1	4,142,797,355	5 5.865	\$231,437,374
St. Vrain Valley Re1-J	15,735,822	5 8.385	\$918,736
Thompson R2-J	2,773,246,308	4 4.571	\$123,606,361
Water			
Fort Collins - Loveland	1,107,089,275	1.500	\$1,660,634
North Carter Lake	5,950,528	6.500	\$38,678
Northern Colorado	7,066,868,303	1.000	\$7,066,868
Pinewood Springs	10,922,468	2 0.912	\$228,411
Spring Canyon	19,526,962	3.791	\$74,027
St. Vrain & Left Hand	5,048,774	1.406	\$7,099

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.