

# Larimer County Assessor's Office 2026

## 2026 Residential Account Value Flow Example

Please note the following changes to assessment rates and property tax calculations for the 2026 tax year, as mandated by **HB24B-1001**. These changes were enacted during the August 2024 special legislative session and are reflected in the flow chart below and the assessment rate summary that follows.

- **Bifurcated Residential Assessment Rates:** Separate residential assessment rates now exist for schools (7.05%) and local governments (6.80%).
- **Value Reductions:** For local government assessments, there is a 10% reduction on the first \$700,000 of actual value before the assessment rate is applied.

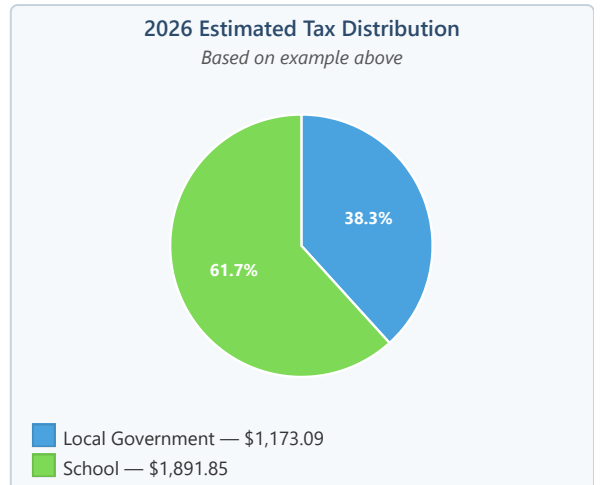
|  | Local Government (LG) Value Flow |             | School (SCH) Value Flow       |              |
|--|----------------------------------|-------------|-------------------------------|--------------|
| 10% Residential Value Reduction →            | Actual Value:                    | \$496,100   | Actual Value:                 | \$496,100    |
|  | Value Reduction:                 | -\$49,610   |                               |              |
|  | Extended Actual Value:           | \$446,490   |                               |              |
|  | Adj Actual Value:                | \$446,490   | Adj Actual Value:             | \$496,100    |
| <b>Multiply by Projected Assessment Rate</b> |                                  |             |                               |              |
|  | <b>LG ASSESSMENT RATE</b>        | <b>6.8%</b> | <b>SCHOOL ASSESSMENT RATE</b> | <b>7.05%</b> |
|  | Assessed Value:                  | \$33,735    | Assessed Value:               | \$34,976     |
|  | Extended Assd Value:             | \$30,361    |                               |              |
|  | Adj Assessed Value:              | \$30,361    | Adj Assessed Value:           | \$34,976     |
|  | Final Assessed Value:            | \$30,361    | Final Assessed Value:         | \$34,976     |
| <b>Multiply by Estimated Mill Levy**</b>     |                                  |             |                               |              |
|  | LG Mill Levy:                    | 38.6380     | School Mill Levy:             | 54.0900      |
|  | <b>TOTAL MILL LEVY</b>           |             | <b>92.7280</b>                |              |
|  | LG Tax Dollars:                  | \$1,173.09  | School Tax Dollars:           | \$1,891.85   |
|  | <b>Sum</b>                       |             |                               |              |
|  | Estimated Tax Dollars:           | \$3,064.94  |                               |              |

\*\*Mill levy shown is for illustrative purposes only.

### 2026 Colorado Assessment Rates

Per SB24-233 / HB24B-1001 — reference only

| Residential — LGs   | Residential — Schools   |
|---|---|
| 6.8% minus 10% of first \$700k<br><i>\$1k Assessed Value minimum</i>                            | 7.05%<br>or temporarily adjusted by SBOE based on Qualified Local Share reporting |
| Senior Primary Residential — LGs  | Senior Primary Residential — Schools  |
| 6.8% minus (50% of first \$200k plus 10% of first \$700k)<br><i>\$1k Assessed Value minimum</i> | 7.05% minus 50% of first \$200k<br><i>\$1k Assessed Value minimum</i>             |



*These assessment rates are subject to change and are dependent on the level of actual value growth statewide.*