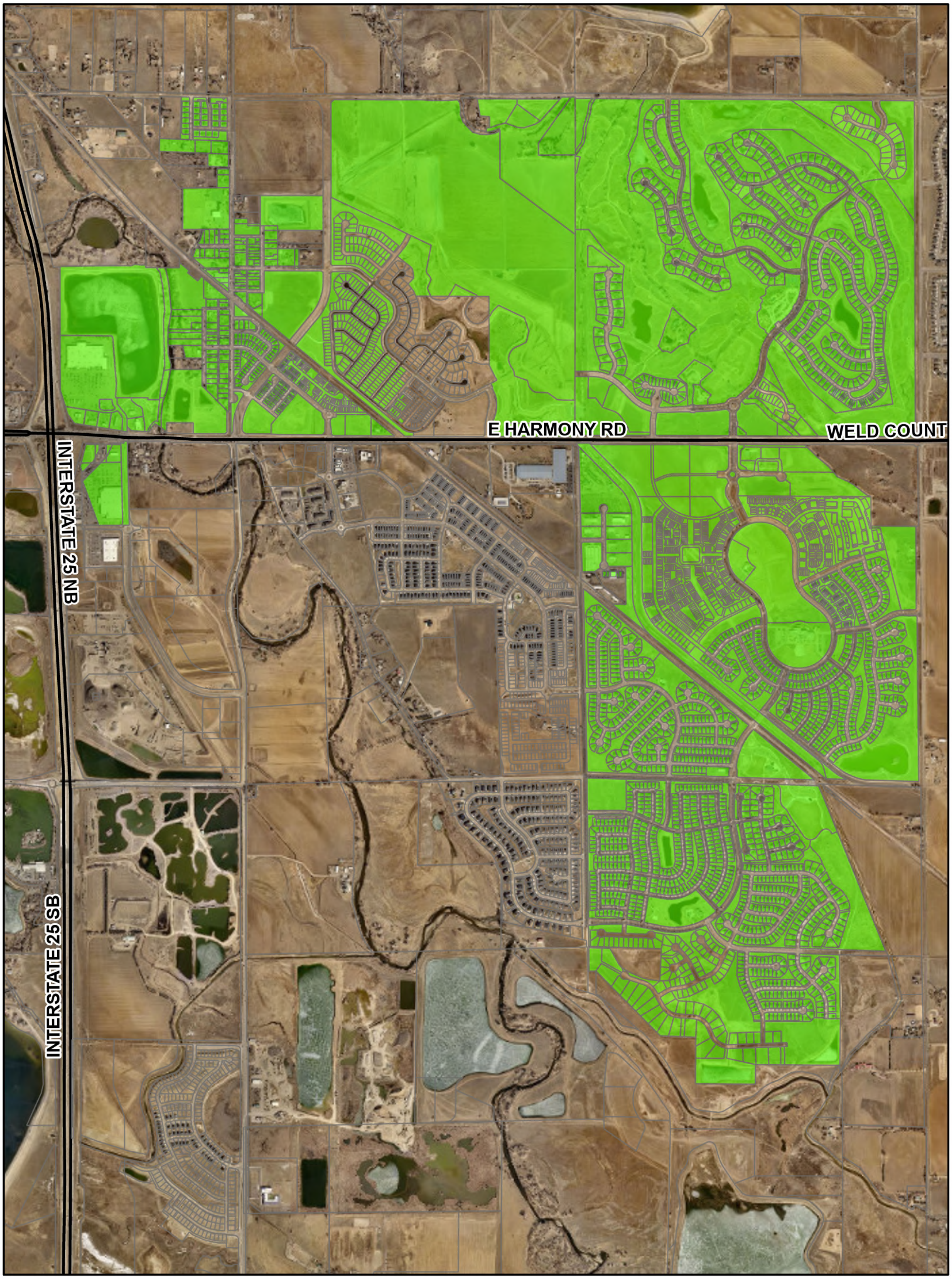
Larimer County

TIF Report

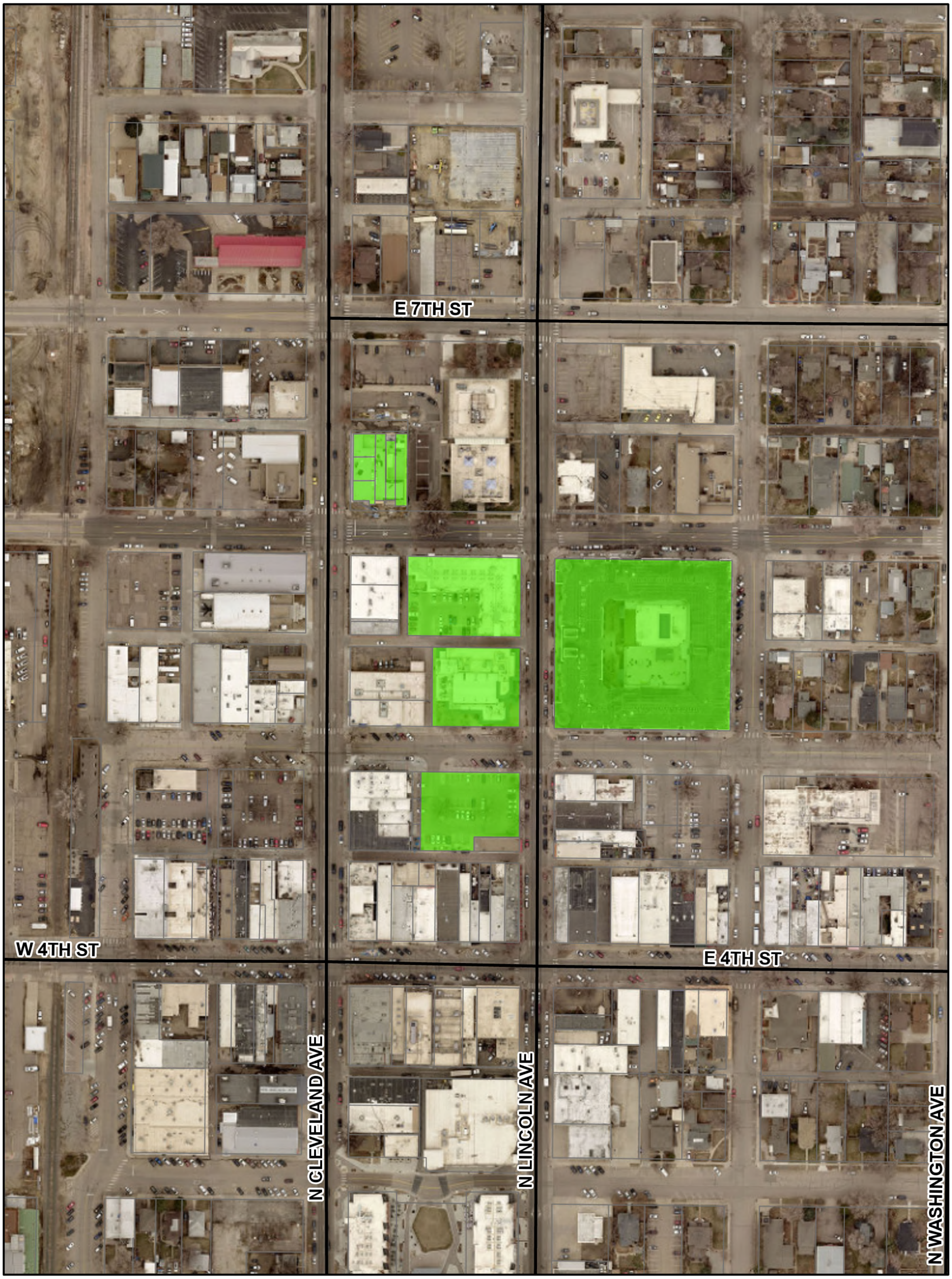
August 2026

Source: Larimer County Assessor

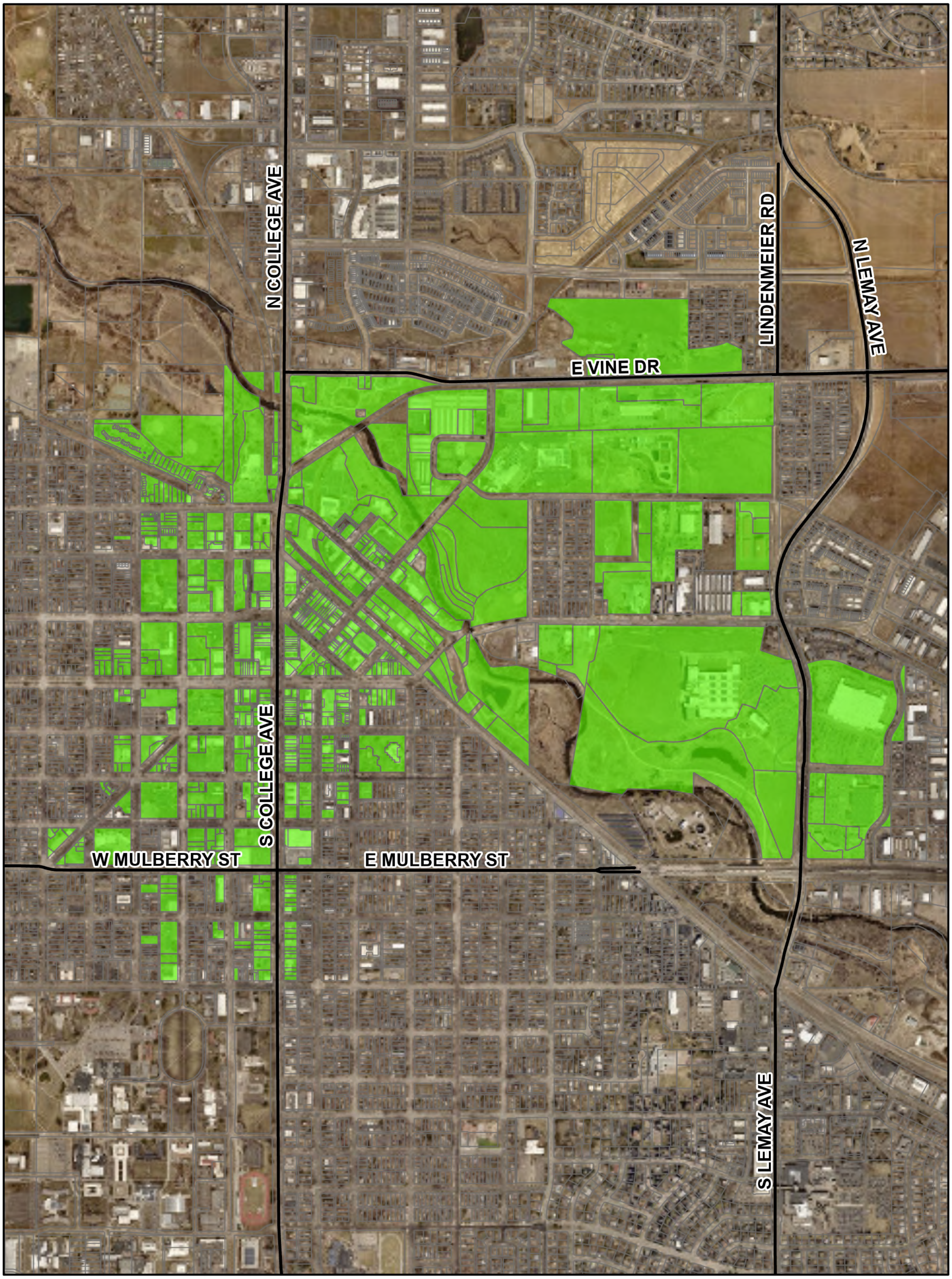


Timnath Urban Renewal Plan

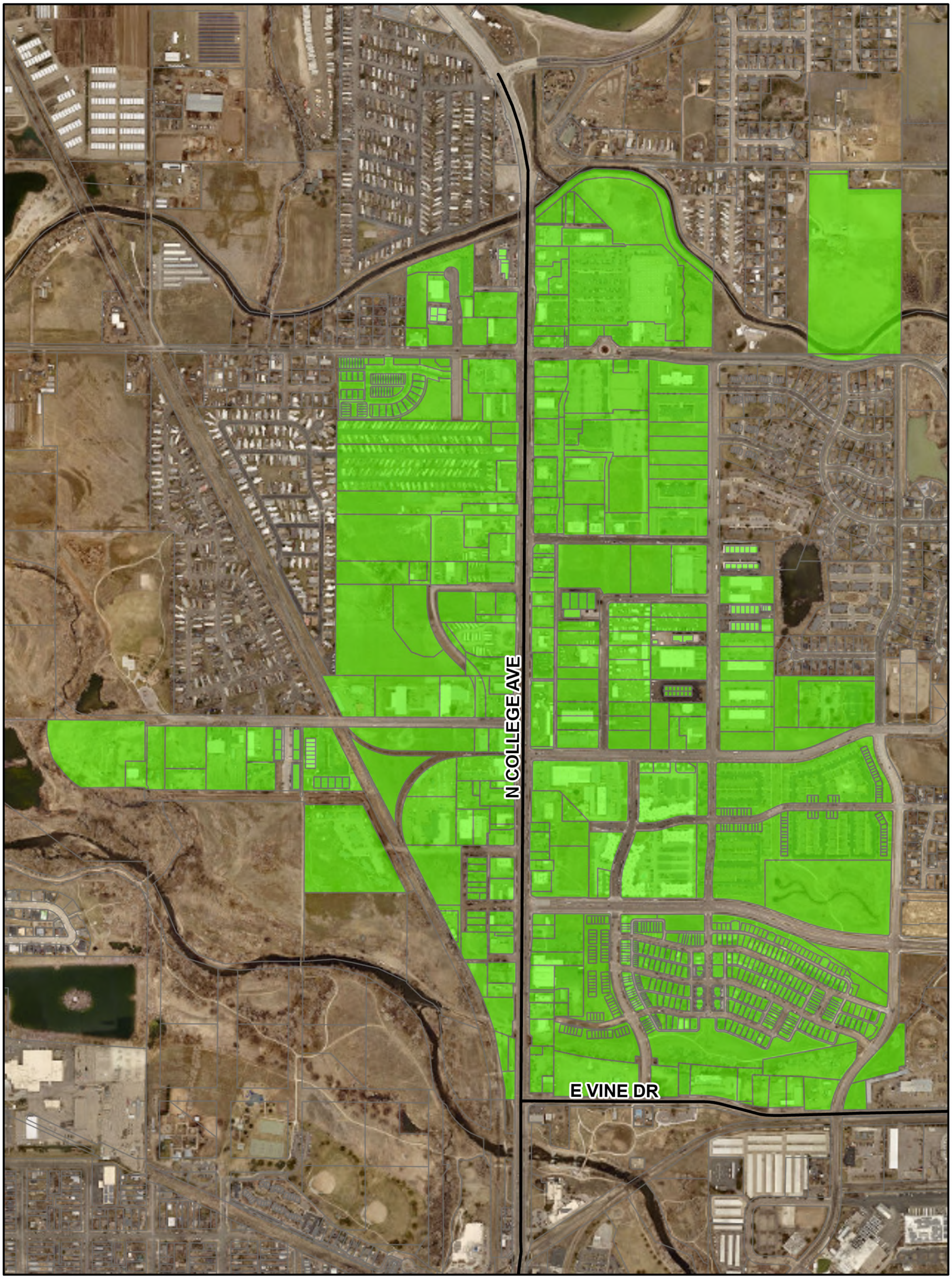
August 2026



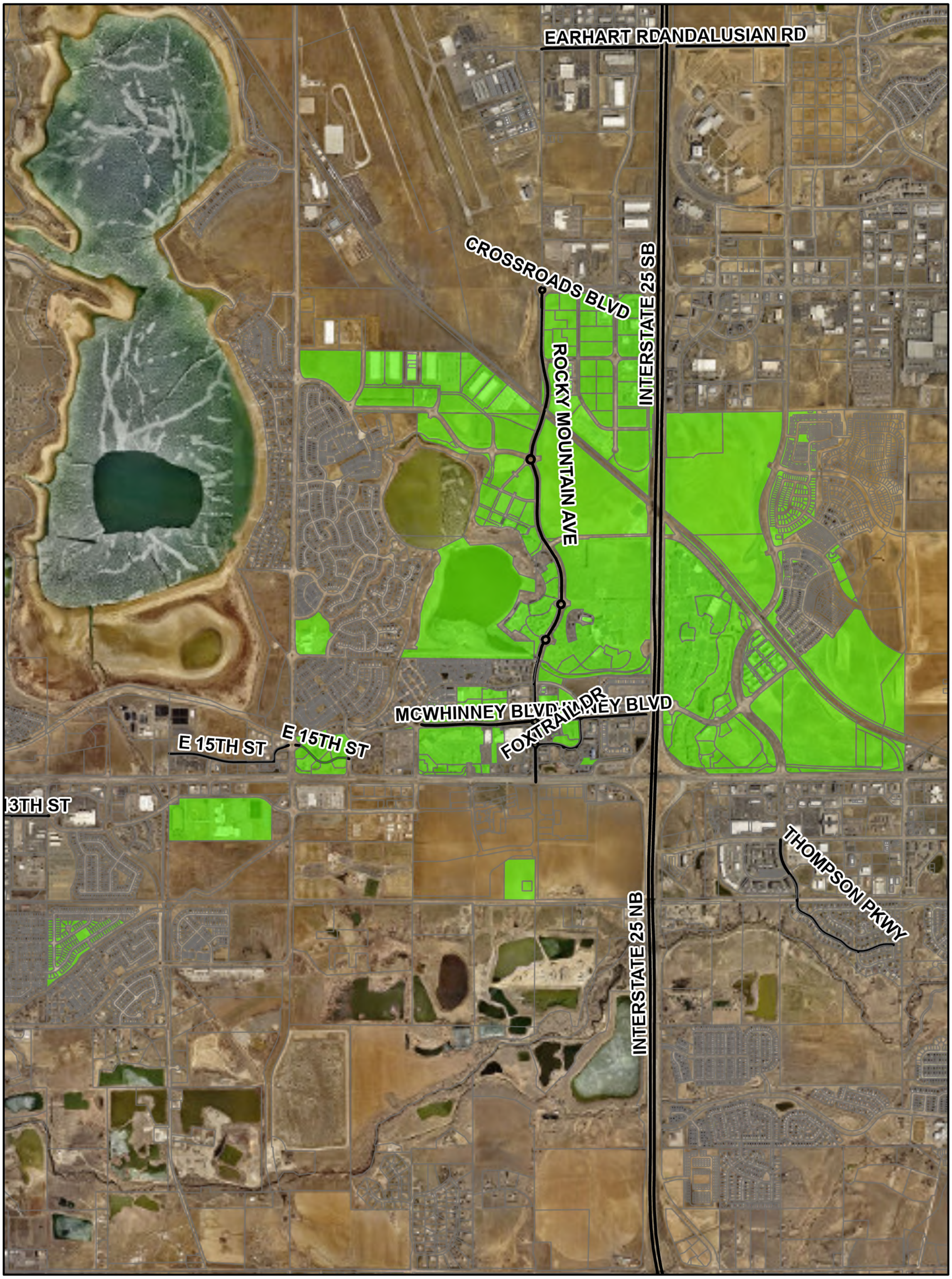
Modified Finley's Addition Plan
August 2026



Fort Collins DDA
August 2026

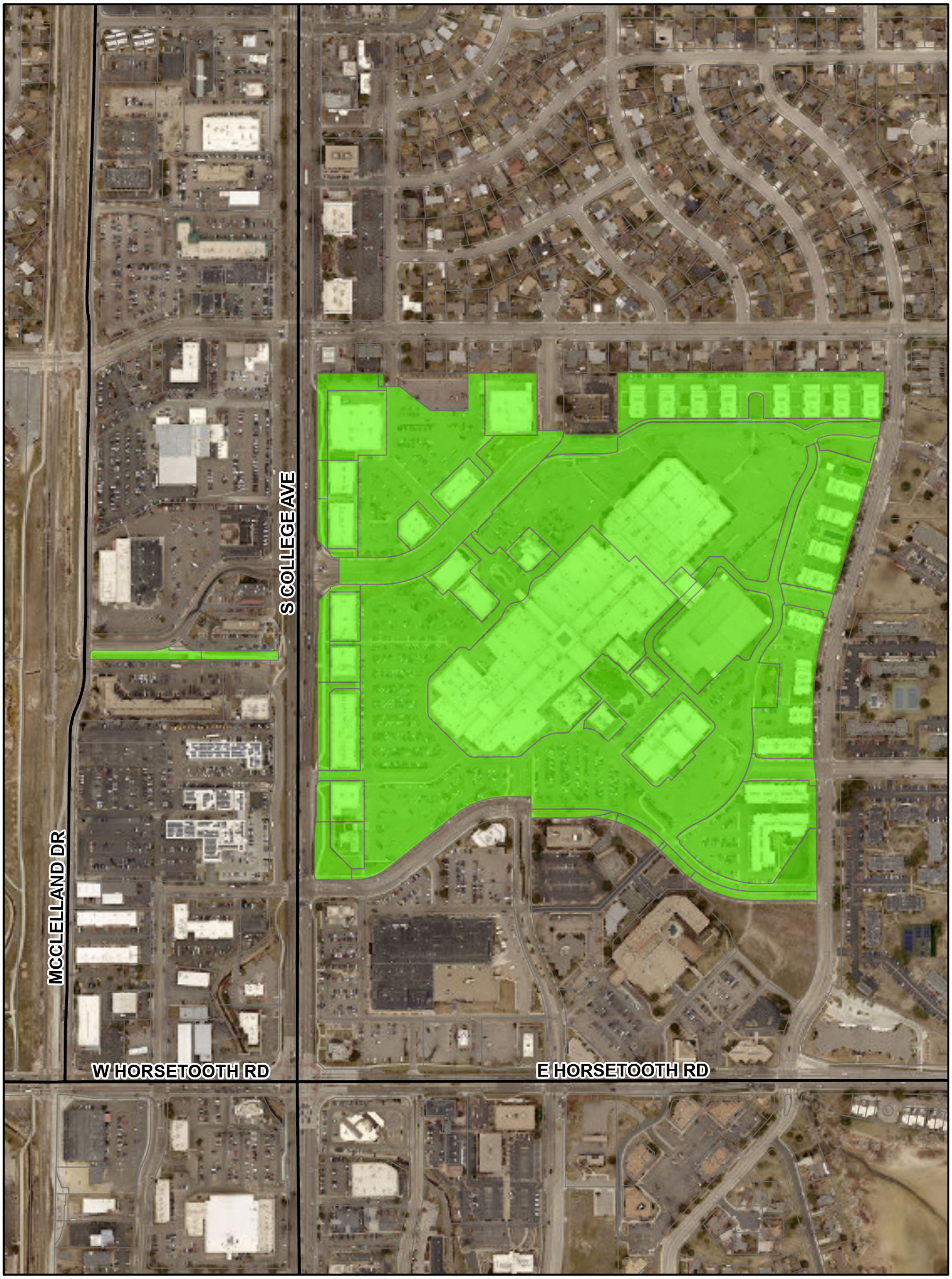


North College Avenue Urban Renewal Plan
August 2026

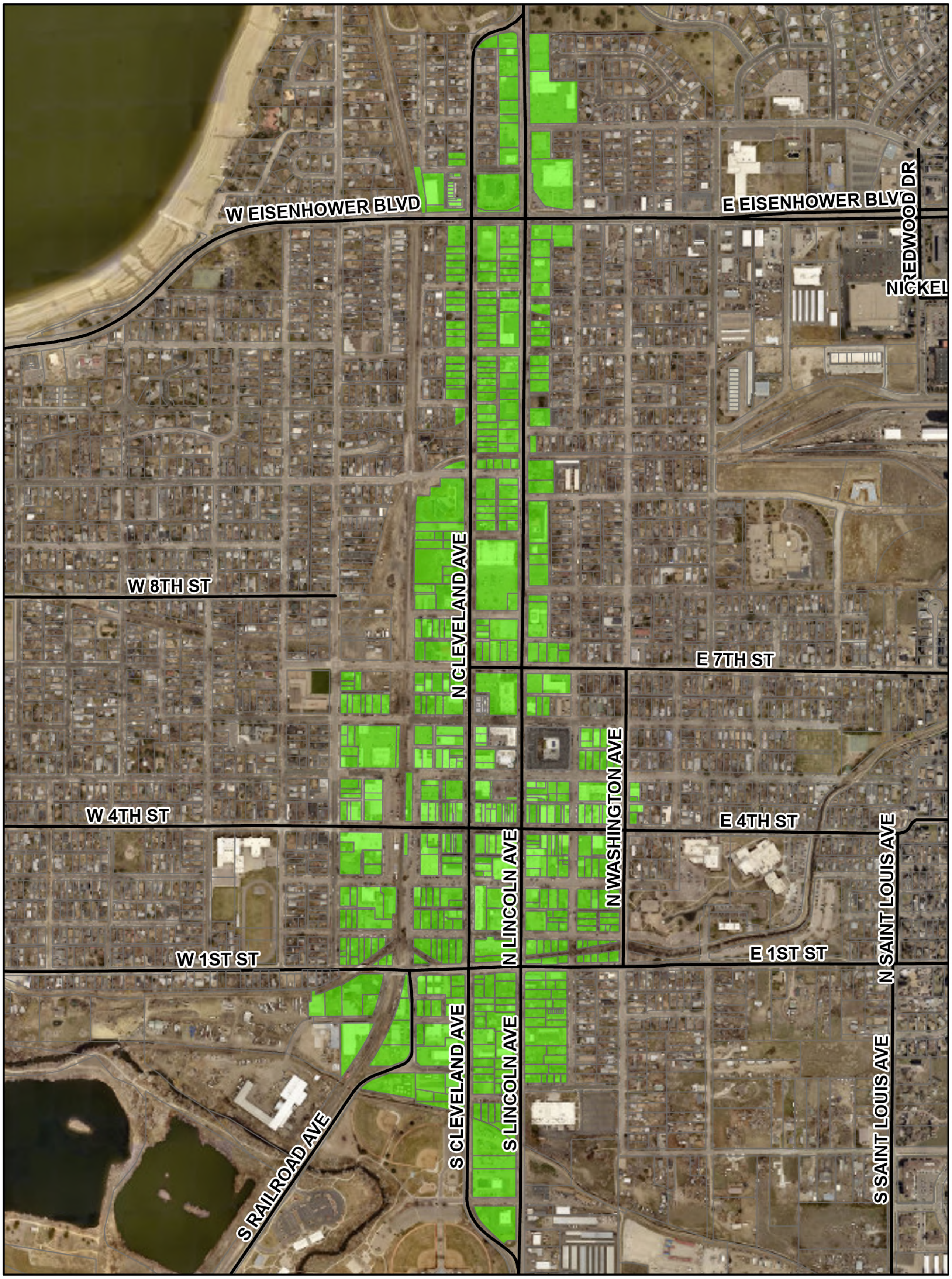


US34/Crossroads Urban Renewal Plan
August 2026

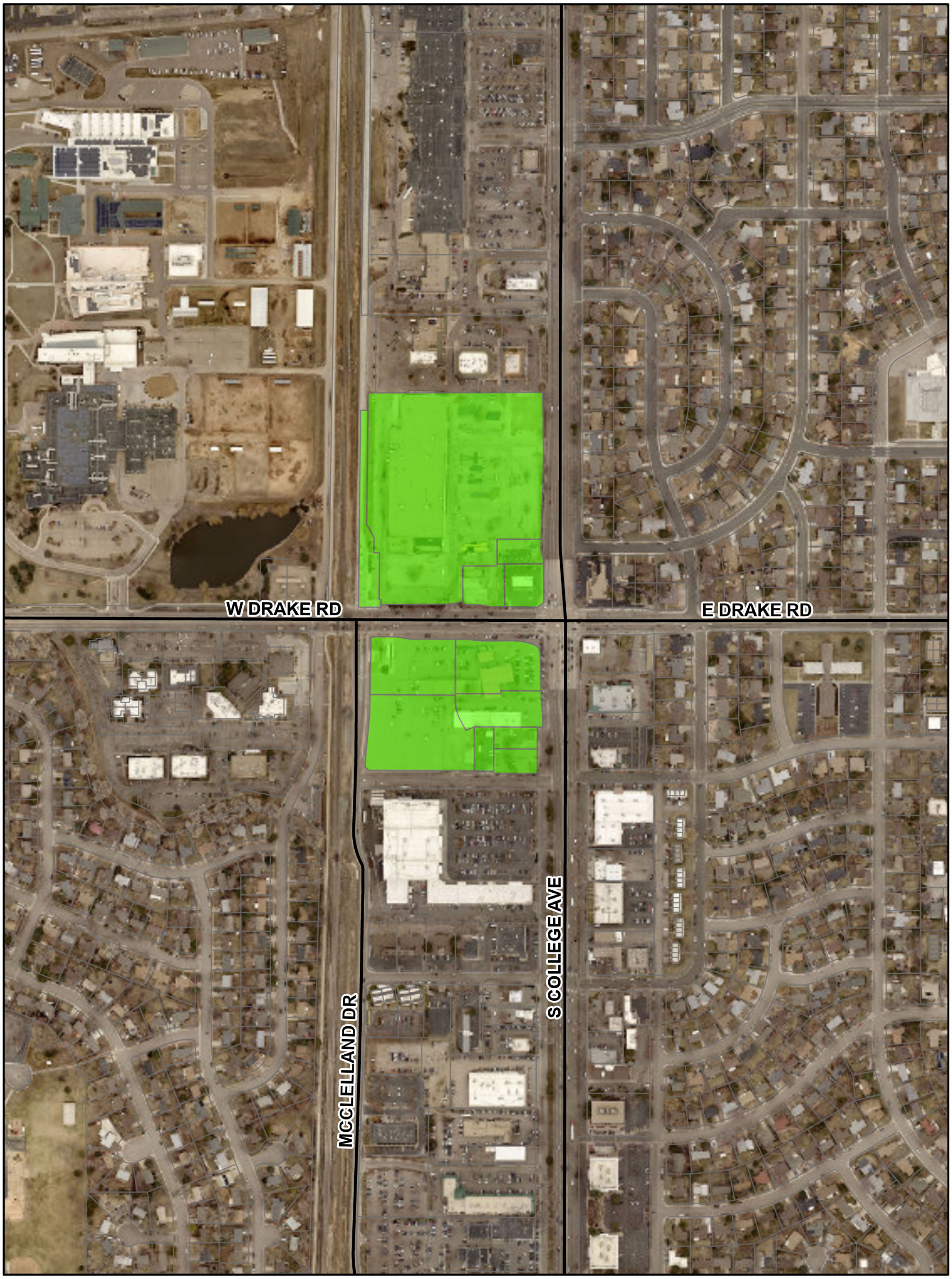
Midtown Urban Renewal Plan Prospect South TIF District
August 2026



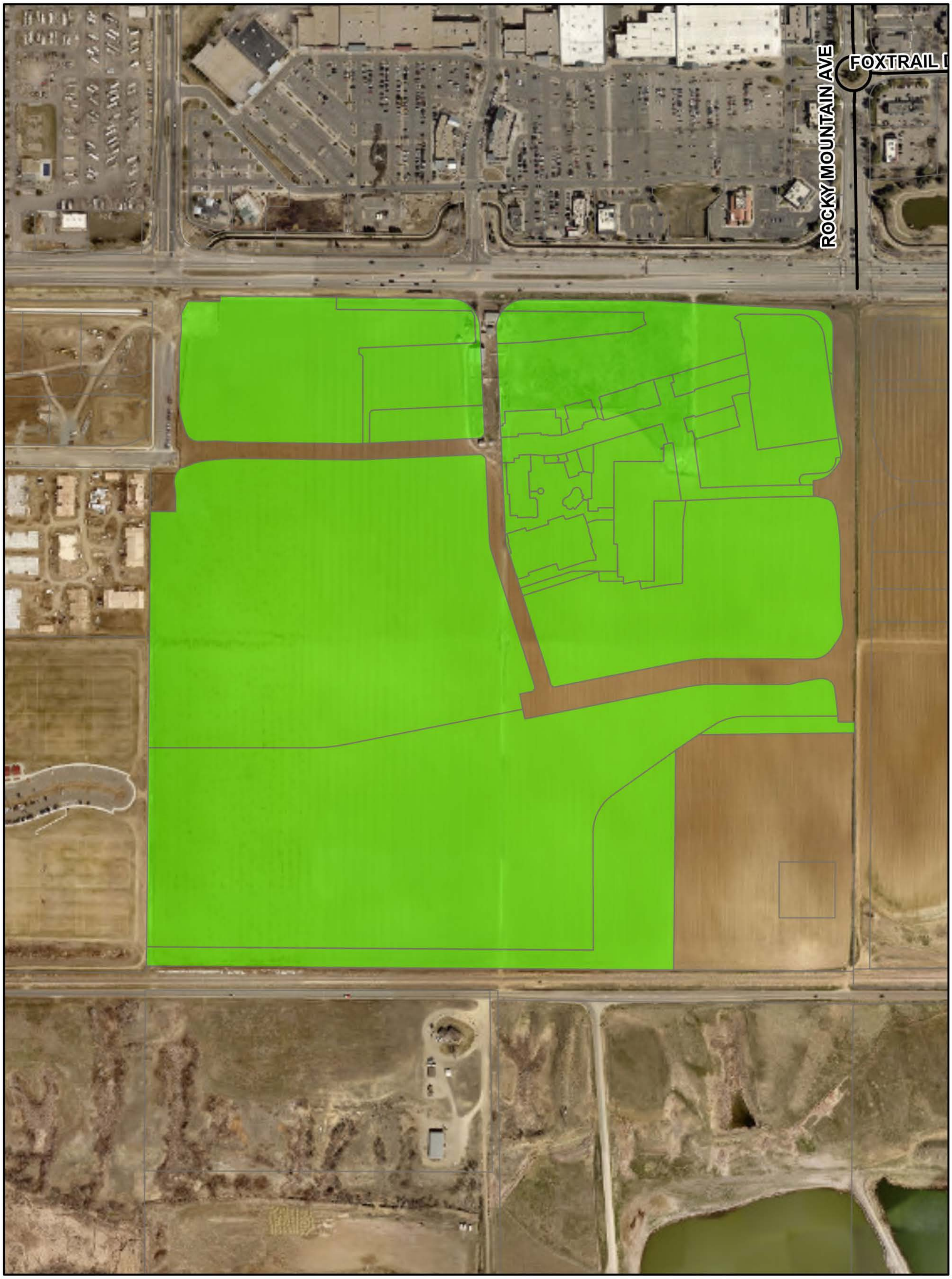
Midtown Urban Renewal Plan Foothills Mall TIF District
August 2026



Loveland Downtown Development Authority
August 2026



College and Drake Urban Renewal Plan
August 2026



Centerra South Urban Renewal Plan
August 2026

Tif Increment Report

8/13/2026

Auth#	Authority Name	Effective Base *	Effective Increment *	Total
056	TIMNATH URBAN RENEWAL AUTHORITY	3,629,455	167,469,451	171,098,906
057	BLK 41 - FINLEYS ADD URP	287,678	6,581,478	6,869,156
058	FORT COLLINS DOWNTOWN DEV. AUTH	116,913,378	152,307,366	269,220,744
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	37,160,379	49,783,618	86,943,997
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	1,307,481	190,418,900	191,726,381
218	MIDTOWN URA PROSPECT SOUTH	13,766,992	12,443,335	26,210,327
226	MIDTOWN URA FOOTHILLS MALL	10,281,932	19,155,581	29,437,513
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	64,229,090	13,188,978	77,418,068
368	COLLEGE AND DRAKE URP	4,918,297	3,816,792	8,735,089
420	CENTERRA SOUTH URAN RENEWAL PLAN	3,649,592	0	3,649,592

** Base and increment values certified to taxing entities*

Increment By Tax Authority and TIF Area

8/13/2026

AuthNo	AuthorityName	Increment	TIMNATH URBAN RENEWAL AUTHORITY	BLK 41 - FINLEYS ADD URP	FORT COLLINS DOWNTOWN DEV. AUTH	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	US 34/ CROSSROADS CORRIDOR RENEWAL PLAN	MIDTOWN URA PROSPECT SOUTH	MIDTOWN URA FOOTHILLS MALL	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	College and Drake URP	Centerra South URP
006	POUDRE R-1 SCHOOL DISTRICT	328,822,460	167,469,451		76,153,683	49,783,618		12,443,335	19,155,581		3,816,792	
011	THOMPSON R2-J SCHOOL DISTRICT	210,189,356		6,581,478			190,418,900			13,188,978		
028	LARIMER COUNTY	539,011,816	167,469,451	6,581,478	76,153,683	49,783,618	190,418,900	12,443,335	19,155,581	13,188,978	3,816,792	
032	CITY OF FORT COLLINS	237,506,692			152,307,366	49,783,618		12,443,335	19,155,581		3,816,792	
033	CITY OF LOVELAND	210,189,356		6,581,478			190,418,900			13,188,978		
034	TOWN OF TIMNATH	167,469,451	167,469,451									
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	166,624,533	166,624,533									
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	844,918	844,918									
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	328,822,460	167,469,451		76,153,683	49,783,618		12,443,335	19,155,581		3,816,792	
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	210,189,356		6,581,478			190,418,900			13,188,978		
056	TIMNATH URBAN RENEWAL AUTHORITY	167,469,451	167,469,451									
057	BLK 41 - FINLEYS ADD URP	6,581,478		6,581,478								
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	76,153,683			76,153,683							
059	FORT COLLINS G.I.D. NO. 1	77,557,016			77,557,016							
064	LARIMER COUNTY PEST CONTROL	493,186,285	164,559,869	6,506,886	65,946,692	47,644,892	163,066,639	11,873,264	17,640,954	12,777,745	3,169,344	
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	49,783,618				49,783,618						
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	11,417,258		5,726,817						5,690,441		
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	190,418,900					190,418,900					
095	BOXELDER SANITATION DISTRICT	6,477,621	2,701,292		3,776,329							
096	CHERRY HILLS SANITATION DISTRICT	20,935				20,935						
103	SOUTH FORT COLLINS SANITATION DISTRICT	164,335,417	164,335,417									
110	EAST LARIMER COUNTY WATER DISTRICT	25,171,070			13,174,092	11,996,978						
111	FORT COLLINS - LOVELAND WATER DISTRICT	167,214,911	167,214,911									
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	328,822,460	167,469,451		76,153,683	49,783,618		12,443,335	19,155,581		3,816,792	
114	LITTLE THOMPSON WATER DISTRICT	108,336,095					108,336,095					
117	NORTHERN COLORADO WATER CONS DISTRICT	539,011,816	167,469,451	6,581,478	76,153,683	49,783,618	190,418,900	12,443,335	19,155,581	13,188,978	3,816,792	
128	VAN DE WATER METRO DISTRICT NO. 2	3,180,221					3,180,221					
135	CENTERRA METRO DISTRICT NO. 1	5,884,982					5,884,982					
136	CENTERRA METRO DISTRICT NO. 2	121,187,259					121,187,259					
137	CENTERRA METRO DISTRICT NO. 3	639,433					639,433					
138	CENTERRA METRO DISTRICT NO. 4	121,187,259					121,187,259					
145	CENTERRA METRO DISTRICT NO. 5	37,563,102					37,563,102					
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	6,586,782	6,586,782									
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	3,117,154	3,117,154									
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	8,387,934	8,387,934									
165	SOUTH TIMNATH METRO DISTRICT NO. 1	611,952	611,952									
166	SOUTH TIMNATH METRO DISTRICT NO. 2	27,964,333	27,964,333									
176	TIMNATH RANCH METRO DISTRICT NO. 1	9,716,429	9,716,429									
177	TIMNATH RANCH METRO DISTRICT NO. 2	23,803,890	23,803,890									
178	TIMNATH RANCH METRO DISTRICT NO. 3	4,644,825	4,644,825									
179	TIMNATH RANCH METRO DISTRICT NO. 4	5,619,484	5,619,484									
180	CENTERRA METRO DISTRICT NO. 2 BOND	2,132,797					2,132,797					
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	5,884,539					5,884,539					
218	MIDTOWN URA PROSPECT SOUTH	12,443,335						12,443,335				
225	FOOTHILLS METRO DISTRICT	19,155,072							19,155,072			
226	MIDTOWN URA FOOTHILLS MALL	19,155,581							19,155,581			
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	13,188,978								13,188,978		
269	FOUNDRY LOVELAND METRO DISTRICT	1,268,210								1,268,210		
330	CENTERRA 2 FLATS	729,216					729,216					
350	TOWN OF TIMNATH TIMNATH LANDING GID	18,370,206	18,370,206									
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	3,816,792									3,816,792	
371	KINSTON METRO DISTRICT NO. 2	636,954					636,954					
372	KINSTON METRO DISTRICT NO. 3	2,036					2,036					
373	KINSTON METRO DISTRICT NO. 4	73					73					
379	KINSTON METRO DISTRICT NO. 10	5,553,362					5,553,362					
381	CEN 2 RW FLATS BOND	8,268,139					8,268,139					
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	2,223	2,223									
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	129	129									
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	129	129									
416	CEN 2 AVENIDA BOND	3,112,430					3,112,430					
417	CEN 2 HUNT MW BOND	1,712,250					1,712,250					
418	CEN 2 KINSTON BOND	5,553,362					5,553,362					
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRICT	9,221,037		1,391,241						7,829,796		

Tif Calculations
Timnath URA "056"
Resolution No. AS2004 Adopted December 15, 2004

Year 22
Intervening 2026
8/13/2026

	Prior year base and increment				
		Prior Year Base	3,659,899	2.1449%	
	+	Prior Year Increment	166,974,020	97.8551%	
	=	Prior Year Total Value	170,633,919	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	-206,937	-1,798	-205,139
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-206,937	-1,798	-205,139
		Corrected Prior Year Base	3,658,101	2.1464%	
	+	Corrected Prior Year Increment	166,768,881	97.8536%	
	=	Corrected Prior Year Total Value	170,426,982	100.0000%	
Step 2:	**Current year total valuation for assessment**		171,098,906		
		less corrected prior year total value	170,426,982		
Step 3:	**Total value change from prior year**		671,924		
Step 4:	**Non-reassessment changes**				
	+	New Construction	4,572,709		
	+	New Personal Property	114,912		
	+	Classification Changes	-2,376,194		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	-304,878		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	0		
	=	Total non-reassessment changes	2,006,549		
Step 5:	**Reassessment changes**				
		Total value change from prior year	671,924		
	-	Value change due to non-reassessment	2,006,549		
	=	Value change due to reassessment	-1,334,625		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	-1,334,625		
	x	Prior year Base %	2.1464%		
	=	Reassessment change allocated to Base	-28,646		
		Total value change due to reassessment	-1,334,625		
	x	Prior year Increment %	97.8536%		
	=	Reassessment change allocated to Increment	-1,305,979		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	2,006,549		
	+	Reassessment change allocated to increment	-1,305,979		
	=	Total Increment change	700,570		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	-28,646		
	+	Prior Year Base Value	3,658,101		
	=	Current Year Total Base Value	3,629,455		
		Increment:			
		Increment change from Step 7	700,570		
	+	Prior Year Increment Value	166,768,881		
	=	Current Year Total Increment Value	167,469,451		
		Current Year Total Assessed Value	171,098,906		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	3,629,455	2.1213%	
	+	Current Year Increment	167,469,451	97.8787%	
	=	Current Year Total	171,098,906	100.0000%	

Tif Calculations
Block 41 - Finley's Addition URP "057"
Resolution # R-33-2005 adopted April 26th, 2005

Year 22
Intervening 2026
8/13/2026

	Prior year base and increment				
		Prior Year Base	301,062	4.1949%	
	+	Prior Year Increment	6,875,818	95.8051%	
	=	Prior Year Total Value	7,176,880	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	0	0	0
	+	Other Adjustments	0	0	0
	=	Total Adjustments	0	0	0
		Corrected Prior Year Base	301,062	4.1949%	
	+	Corrected Prior Year Increment	6,875,818	95.8051%	
	=	Corrected Prior Year Total Value	7,176,880	100.0000%	
Step 2:	**Current year total valuation for assessment**		6,869,156		
		less corrected prior year total value	7,176,880		
Step 3:	**Total value change from prior year**		-307,724		
Step 4:	**Non-reassessment changes**				
	+	New Construction	11,322		
	+	New Personal Property	0		
	+	Classification Changes	0		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	0		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	0		
	=	Total non-reassessment changes	11,322		
Step 5:	**Reassessment changes**				
		Total value change from prior year	-307,724		
	-	Value change due to non-reassessment	11,322		
	=	Value change due to reassessment	-319,046		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	-319,046		
	x	Prior year Base %	4.1949%		
	=	Reassessment change allocated to Base	-13,384		
		Total value change due to reassessment	-319,046		
	x	Prior year Increment %	95.8051%		
	=	Reassessment change allocated to Increment	-305,662		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	11,322		
	+	Reassessment change allocated to increment	-305,662		
	=	Total Increment change	-294,340		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	-13,384		
	+	Prior Year Base Value	301,062		
	=	Current Year Total Base Value	287,678		
		Increment:			
		Increment change from Step 7	-294,340		
	+	Prior Year Increment Value	6,875,818		
	=	Current Year Total Increment Value	6,581,478		
		Current Year Total Assessed Value	6,869,156		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	287,678	4.1880%	
	+	Current Year Increment	6,581,478	95.8120%	
	=	Current Year Total	6,869,156	100.0000%	

Tif Calculations
Fort Collins DDA "058"
Resolution 46-1981 adopted 4/21/1981

Year 46
Intervening 2026
8/13/2026

	Prior year base and increment				
		Prior Year Base	121,655,694	41.1736%	
	+	Prior Year Increment	173,814,148	58.8264%	
	=	Prior Year Total Value	295,469,842	100.0000%	
	Advance base and increment (SB08-170)				
		Prior Year Base	126,904,689	42.9501%	
	+	Prior Year Increment	168,565,153	57.0499%	
	=	Prior Year Total Value	295,469,842	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusion	0	0	0
	+	Tax Roll Corrections	-9,255,261	-2,576,852	-6,678,409
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-9,255,261	-2,576,852	-6,678,409
		Corrected Prior Year Base	124,327,837	43.4387%	
	+	Corrected Prior Year Increment	161,886,744	56.5613%	
	=	Corrected Prior Year Total Value	286,214,581	100.0000%	
Step 2:	**Current year total valuation for assessment**		269,220,744		
		less corrected prior year total value	286,214,581		
Step 3:	**Total value change from prior year**		-16,993,837		
Step 4:	**Non-reassessment changes**				
	+	New Construction	327,396		
	+	New Personal Property	18,057		
	+	Classification Changes	-293,141		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	0		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	22,638		
	=	Total non-reassessment changes	74,950		
Step 5:	**Reassessment changes**				
		Total value change from prior year	-16,993,837		
	-	Value change due to non-reassessment	74,950		
	=	Value change due to reassessment	-17,068,787		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	-17,068,787		
	x	Prior year Base %	43.4387%		
	=	Reassessment change allocated to Base	-7,414,459		
		Total value change due to reassessment	-17,068,787		
	x	Prior year Increment %	56.5613%		
	=	Reassessment change allocated to Increment	-9,654,328		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	74,950		
	+	Reassessment change allocated to increment	-9,654,328		
	=	Total Increment change	-9,579,378		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	-7,414,459		
	+	Prior Year Base Value	124,327,837		
	=	Current Year Total Base Value	116,913,378		
		Increment:			
		Increment change from Step 7	-9,579,378		
	+	Prior Year Increment Value	161,886,744		
	=	Current Year Total Increment Value	152,307,366		
		Current Year Total Assessed Value	269,220,744		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	116,913,378	43.4266%	
	+	Current Year Increment	152,307,366	56.5734%	
	=	Current Year Total	269,220,744	100.0000%	

Tif Calculations
North College Avenue URA "068"
Resolution No 2004-152 adopted 12/21/2004

Year 22
Intervening 2026
8/13/2026

	Prior year base and increment				
		Prior Year Base	39,319,719	42.3525%	
	+	Prior Year Increment	53,519,383	57.6475%	
	=	Prior Year Total Value	92,839,102	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	-870,114	-259,752	-610,362
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-870,114	-259,752	-610,362
		Corrected Prior Year Base	39,059,967	42.4708%	
	+	Corrected Prior Year Increment	52,909,021	57.5292%	
	=	Corrected Prior Year Total Value	91,968,988	100.0000%	
Step 2:	**Current year total valuation for assessment**		86,943,997		
		less corrected prior year total value	91,968,988		
Step 3:	**Total value change from prior year**		-5,024,991		
Step 4:	**Non-reassessment changes**				
	+	New Construction	345,153		
	+	New Personal Property	152,580		
	+	Classification Changes	-1,060,663		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	10,632		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	0		
	=	Total non-reassessment changes	-552,298		
Step 5:	**Reassessment changes**				
		Total value change from prior year	-5,024,991		
	-	Value change due to non-reassessment	-552,298		
	=	Value change due to reassessment	-4,472,693		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	-4,472,693		
	x	Prior year Base %	42.4708%		
	=	Reassessment change allocated to Base	-1,899,588		
		Total value change due to reassessment	-4,472,693		
	x	Prior year Increment %	57.5292%		
	=	Reassessment change allocated to Increment	-2,573,105		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	-552,298		
	+	Reassessment change allocated to increment	-2,573,105		
	=	Total Increment change	-3,125,403		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	-1,899,588		
	+	Prior Year Base Value	39,059,967		
	=	Current Year Total Base Value	37,160,379		
		Increment:			
		Increment change from Step 7	-3,125,403		
	+	Prior Year Increment Value	52,909,021		
	=	Current Year Total Increment Value	49,783,618		
		Current Year Total Assessed Value	86,943,997		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	37,160,379	42.7406%	
	+	Current Year Increment	49,783,618	57.2594%	
	=	Current Year Total	86,943,997	100.0000%	

Tif Calculations
US34/Crossroads Corridor Urban Renewal Area "094"
Resolution No R-8-2004 adopted 01/20/2004

Year 23
Intervening 2026
8/13/2026

	Prior year base and increment				
		Prior Year Base	1,449,855	0.7039%	
	+	Prior Year Increment	204,516,351	99.2961%	
	=	Prior Year Total Value	205,966,206	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
		Tax Roll Corrections	-12,966,593	-83,894	-12,882,699
	=	Total Prior Year Adjustments	-12,966,593	-83,894	-12,882,699
		Corrected Prior Year Base	1,365,961	0.7078%	
	+	Corrected Prior Year Increment	191,633,652	99.2922%	
	=	Corrected Prior Year Total Value	192,999,613	100.0000%	
	URA Parcel Exclusions		Adjustment	Base Adj	Inc Adj
		Flex Parcels Removed from URA	0	0	0
		Adjusted Base	1,365,961	0.7078%	
		Adjusted Increment	191,633,652	99.2922%	
		Adjusted Total Value	192,999,613	100.0000%	
Step 2:	**Current year total valuation for assessment**		191,726,381		
		less corrected prior year total value	192,999,613		
Step 3:	**Total value change from prior year**		-1,273,232		
Step 4:	**Non-reassessment changes**				
	+	New Construction	2,288,776		
	+	New Personal Property	-638,812		
	+	Classification Changes	2,879,313		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	0		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	2,459,750		
	=	Total non-reassessment changes	6,989,027		
Step 5:	**Reassessment changes**				
		Total value change from prior year	-1,273,232		
	-	Value change due to non-reassessment	6,989,027		
	=	Value change due to reassessment	-8,262,259		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	-8,262,259		
	x	Prior year Base %	0.7078%		
	=	Reassessment change allocated to Base	-58,480		
		Total value change due to reassessment	-8,262,259		
	x	Prior year Increment %	99.2922%		
	=	Reassessment change allocated to Increment	-8,203,779		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	6,989,027		
	+	Reassessment change allocated to increment	-8,203,779		
	=	Total Increment change	-1,214,752		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	-58,480		
	+	Prior Year Base Value	1,365,961		
	=	Current Year Total Base Value	1,307,481		
		Increment:			
		Increment change from Step 7	-1,214,752		
	+	Prior Year Increment Value	191,633,652		
	=	Current Year Total Increment Value	190,418,900		
		Current Year Total Assessed Value	191,726,381		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	1,307,481	0.6820%	
	+	Current Year Increment	190,418,900	99.3180%	
	=	Current Year Total	191,726,381	100.0000%	

Tif Calculations
Midtown URA Prospect South "218"
Resolution No 2011-081 adopted 09/06/2011

Year 15
Intervening 2026
8/13/2026

Prior year base and increment				
	Prior Year Base	14,394,259	54.9740%	
	+ Prior Year Increment	11,789,517	45.0260%	
	= Prior Year Total Value	26,183,776	100.0000%	
Step 1: Corrections to prior year values		Adjustment	Base Adj	Inc Adj
	+ Inclusions	0	0	0
	+ Tax Roll Corrections	(367,408)	(148,351)	-219,057
	+ Other Adjustments	0	0	0
	= Total Adjustments	-367,408	-148,351	-219,057
	Corrected Prior Year Base	14,245,908	55.1817%	
	+ Corrected Prior Year Increment	11,570,460	44.8183%	
	= Corrected Prior Year Total Value	25,816,368	100.0000%	
Step 2: Current year total valuation for assessment		26,210,327		
	less corrected prior year total value	25,816,368		
Step 3: Total value change from prior year		393,959		
Step 4: Non-reassessment changes				
	+ New Construction	1,396,397		
	+ New Personal Property	0		
	+ Classification Changes	-134,550		
	+ Destroyed/demolished	0		
	+ Platting/splits/assemblage of land parcels	0		
	+ Unusual conditions	0		
	+ Infrastructure/Mitigation/Environmental	0		
	+ Other	0		
	= Total non-reassessment changes	1,261,847		
Step 5: Reassessment changes				
	Total value change from prior year	393,959		
	- Value change due to non-reassessment	1,261,847		
	= Value change due to reassessment	-867,888		
Step 6: Reassessment proportionate adjustment				
	Total value change due to reassessment	-867,888		
	x Prior year Base %	55.1817%		
	= Reassessment change allocated to Base	-478,915		
	Total value change due to reassessment	-867,888		
	x Prior year Increment %	44.8183%		
	= Reassessment change allocated to Increment	-388,973		
Step 7: Total increment change				
	Non-Reassessment Changes from Step 4	1,261,847		
	+ Reassessment change allocated to increment	-388,973		
	= Total Increment change	872,874		
Step 8: Current year base and increment values				
	Base:			
	Reassessment change allocated in Step 6	-478,915		
	+ Prior Year Base Value	14,245,908		
	= Current Year Total Base Value	13,766,992		
	Increment:			
	Increment change from Step 7	872,874		
	+ Prior Year Increment Value	11,570,460		
	= Current Year Total Increment Value	12,443,335		
	Current Year Total Assessed Value	26,210,327		
Step 9: Current year base and incrment percentages				
	Current Year Base	13,766,992	52.5251%	
	+ Current Year Increment	12,443,335	47.4749%	
	= Current Year Total	26,210,327	100.0000%	

Tif Calculations
Midtown URA Foothills Mall "226"
Resolution No 2013-043 adopted 05/07/2013

Year 14
Intervening 2026
8/13/2026

	Prior year base and increment				
		Prior Year Base	10,710,567	35.0576%	
	+	Prior Year Increment	19,840,768	64.9424%	
	=	Prior Year Total Value	30,551,335	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	0	0	0
	+	Other Adjustments	0	0	0
	=	Total Adjustments	0	0	0
		Corrected Prior Year Base	10,710,567	35.0576%	
	+	Corrected Prior Year Increment	19,840,768	64.9424%	
	=	Corrected Prior Year Total Value	30,551,335	100.0000%	
Step 2:	**Current year total valuation for assessment**		29,437,513		
		less corrected prior year total value	30,551,335		
Step 3:	**Total value change from prior year**		-1,113,822		
Step 4:	**Non-reassessment changes**				
	+	New Construction	379		
	+	New Personal Property	108,457		
	+	Classification Changes	0		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	0		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	0		
	=	Total non-reassessment changes	108,836		
Step 5:	**Reassessment changes**				
		Total value change from prior year	-1,113,822		
	-	Value change due to non-reassessment	108,836		
	=	Value change due to reassessment	-1,222,658		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	-1,222,658		
	x	Prior year Base %	35.0576%		
	=	Reassessment change allocated to Base	-428,635		
		Total value change due to reassessment	-1,222,658		
	x	Prior year Increment %	64.9424%		
	=	Reassessment change allocated to Increment	-794,023		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	108,836		
	+	Reassessment change allocated to increment	-794,023		
	=	Total Increment change	-685,187		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	-428,635		
	+	Prior Year Base Value	10,710,567		
	=	Current Year Total Base Value	10,281,932		
		Increment:			
		Increment change from Step 7	-685,187		
	+	Prior Year Increment Value	19,840,768		
	=	Current Year Total Increment Value	19,155,581		
		Current Year Total Assessed Value	29,437,513		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	10,281,932	34.9280%	
	+	Current Year Increment	19,155,581	65.0720%	
	=	Current Year Total	29,437,513	100.0000%	

Tif Calculations
Loveland Downtown Development Authority "250"
Resolution No R-52-2017 adopted 7/5/2017

Year 10
Intervening 2026
8/13/2026

	Adjusted Prior year base and increment			
	Prior Year Base	70,411,302	82.2792%	
	+ Prior Year Increment	15,164,765	17.7208%	
	= Prior Year Total Value	85,576,067	100.0000%	
Step 1:	**Corrections to prior year values**	Adjustment	Base Adj	Inc Adj
	+ Exclusions	0	0	0
	+ Tax Roll Corrections	-1,548,019	-969,038	-578,981
	+ Other Adjustments	0	0	0
	= Total Adjustments	-1,548,019	-969,038	-578,981
	Corrected Prior Year Base	69,442,264	82.6418%	
	+ Corrected Prior Year Increment	14,585,784	17.3582%	
	= Corrected Prior Year Total Value	84,028,048	100.0000%	
Step 2:	**Current year total valuation for assessment**	77,418,068		
	less corrected prior year total value	84,028,048		
Step 3:	**Total value change from prior year**	-6,609,980		
Step 4:	**Non-reassessment changes**			
	+ New Construction	111,172		
	+ New Personal Property	-165,009		
	+ Classification Changes	-247,987		
	+ Destroyed/demolished	0		
	+ Platting/splits/assemblage of land parcels	0		
	+ Unusual conditions	0		
	+ Infrastructure/Mitigation/Environmental	0		
	+ Other	0		
	= Total non-reassessment changes	-301,824		
Step 5:	**Reassessment changes**			
	Total value change from prior year	-6,609,980		
	- Value change due to non-reassessment	-301,824		
	= Value change due to reassessment	-6,308,156		
Step 6:	**Reassessment proportionate adjustment**			
	Total value change due to reassessment	-6,308,156		
	x Prior year Base %	82.6418%		
	= Reassessment change allocated to Base	-5,213,174		
	Total value change due to reassessment	-6,308,156		
	x Prior year Increment %	17.3582%		
	= Reassessment change allocated to Increment	-1,094,982		
Step 7:	**Total increment change**			
	Non-Reassessment Changes from Step 4	-301,824		
	+ Reassessment change allocated to increment	-1,094,982		
	= Total Increment change	-1,396,806		
Step 8:	**Current year base and increment values**			
	Base:			
	Reassessment change allocated in Step 6	-5,213,174		
	+ Prior Year Base Value	69,442,264		
	= Current Year Total Base Value	64,229,090		
	Increment:			
	Increment change from Step 7	-1,396,806		
	+ Prior Year Increment Value	14,585,784		
	= Current Year Total Increment Value	13,188,978		
	Current Year Total Assessed Value	77,418,068		
Step 9:	**Current year base and incrment percentages**			
	Current Year Base	64,229,090	82.9640%	
	+ Current Year Increment	13,188,978	17.0360%	
	= Current Year Total	77,418,068	100.0000%	

Tif Calculations
College and Drake Urban Renewal Plan "368"
Resolution No 2020-013 adopted 01/21/2020

Year 7
Intervening 2026
8/13/2026

	Prior year base and increment			
	Prior Year Base	5,233,370	65.2995%	
	+ Prior Year Increment	2,781,042	34.7005%	
	= Prior Year Total Value	8,014,412	100.0000%	
Step 1:	**Corrections to prior year values**	Adjustment	Base Adj	Inc Adj
	+ Inclusions	0	0	0
	+ Tax Roll Corrections	-40,400	0	-40,400
	+ Other Adjustments	0	0	0
	= Total Adjustments	-40,400	0	-40,400
	Corrected Prior Year Base	5,233,370	65.6303%	
	+ Corrected Prior Year Increment	2,740,642	34.3697%	
	= Corrected Prior Year Total Value	7,974,012	100.0000%	
Step 2:	**Current year total valuation for assessment**	8,735,089		
	less corrected prior year total value	7,974,012		
Step 3:	**Total value change from prior year**	761,077		
Step 4:	**Non-reassessment changes**			
	+ New Construction	315,031		
	+ New Personal Property	1,390,215		
	+ Classification Changes	-370,965		
	+ Destroyed/demolished	0		
	+ Platting/splits/assemblage of land parcels	-93,131		
	+ Unusual conditions	0		
	+ Infrastructure/Mitigation/Environmental	0		
	+ Other	0		
	= Total non-reassessment changes	1,241,150		
Step 5:	**Reassessment changes**			
	Total value change from prior year	761,077		
	- Value change due to non-reassessment	1,241,150		
	= Value change due to reassessment	-480,073		
Step 6:	**Reassessment proportionate adjustment**			
	Total value change due to reassessment	-480,073		
	x Prior year Base %	65.6303%		
	= Reassessment change allocated to Base	-315,073		
	Total value change due to reassessment	-480,073		
	x Prior year Increment %	34.3697%		
	= Reassessment change allocated to Increment	-165,000		
Step 7:	**Total increment change**			
	Non-Reassessment Changes from Step 4	1,241,150		
	+ Reassessment change allocated to increment	-165,000		
	= Total Increment change	1,076,150		
Step 8:	**Current year base and increment values**			
	Base:			
	Reassessment change allocated in Step 6	-315,073		
	+ Prior Year Base Value	5,233,370		
	= Current Year Total Base Value	4,918,297		
	Increment:			
	Increment change from Step 7	1,076,150		
	+ Prior Year Increment Value	2,740,642		
	= Current Year Total Increment Value	3,816,792		
	Current Year Total Assessed Value	8,735,089		
Step 9:	**Current year base and incrment percentages**			
	Current Year Base	4,918,297	56.3051%	
	+ Current Year Increment	3,816,792	43.6949%	
	= Current Year Total	8,735,089	100.0000%	

Tif Calculations
Centerra South Urban Renewal Plan "420"
Resolution No 50-2023 adopted 05/02/2023

Year 4
Intervening 2026
8/13/2026

	Prior Year base and increment				
		Prior Year Base	93,740	100.0000%	
		+ Prior Year Increment	0	0.0000%	
		= Prior Year Total Value	93,740	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
		+ Inclusions	0	0	0
		+ Tax Roll Corrections	0	0	0
		+ Other Adjustments	0	0	0
		= Total Adjustments	0	0	0
		Corrected Prior Year Base	93,740	100.0000%	
		+ Corrected Prior Year Increment	0	0.0000%	
		= Corrected Prior Year Total Value	93,740	100.0000%	
Step 2:	**Current year total valuation for assessment**		3,649,592		
		less corrected prior year total value	93,740		
Step 3:	**Total value change from prior year**		3,555,852		
Step 4a:	**Ag land inclusion to market value adjustment, per 31-25-107(9)(g), C.R.S.**				
			Market Value		
	See AgMktAdjustment tab		0		
			Assessed Value		
			0		
	NOTE: Expressed as a negative value to implement the legislative intent of HB10-1107				
Step 4b:	**Non-reassessment changes**				
		+ New Construction	0		
		+ New Personal Property	0		
		+ Classification Changes	0		
		+ Destroyed/demolished	0		
		+ Platting/splits/assemblage of land parcels	0		
		+ Unusual conditions	0		
		+ Infrastructure/Mitigation/Environmental	0		
		+ Other	0		
		= Total non-reassessment changes	0		
Step 4c:	**Increment Gain, if any**				
		Step 4a value	0		
		+ Step 4b value	0		
		If negative report 0	0	0	
Step 5:	**Reassessment changes**				
		Total value change from prior year	3,555,852		
		- Value change due to non-reassessment	0		
		= Value change due to reassessment	3,555,852		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	3,555,852		
		x Prior year Base %	100.0000%		
		= Reassessment change allocated to Base	3,555,852		
		Total value change due to reassessment	3,555,852		
		x Prior year Increment %	0.0000%		
		= Reassessment change allocated to Increment	0		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4c	0		
		+ Reassessment change allocated to increment	0		
		= Total Increment change	0		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	3,555,852		
		+ Prior Year Base Value	93,740		
		= Current Year Total Base Value	3,649,592		
		Increment:			
		Increment change from Step 7	0		
		+ Prior Year Increment Value	0		
		= Current Year Total Increment Value	0		
		Current Year Total Assessed Value	3,649,592		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	3,649,592	100.0000%	
		+ Current Year Increment	0	0.0000%	
		= Current Year Total	3,649,592	100.0000%	

Increment for Certification Letters

8/13/2026

Auth #	Authority Name	Gross Assessed	Increment	Net Assessed
006	POUDRE R-1 SCHOOL DISTRICT	5,796,478,987	328,822,460	5,467,656,527
011	THOMPSON R2-J SCHOOL DISTRICT	3,790,127,023	210,189,356	3,579,937,667
028	LARIMER COUNTY	9,510,213,674	539,011,816	8,971,201,858
032	CITY OF FORT COLLINS	3,772,554,751	237,506,692	3,535,048,059
033	CITY OF LOVELAND	2,113,898,526	210,189,356	1,903,709,170
034	TOWN OF TIMNATH	283,881,630	167,469,451	116,412,179
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	1,086,166,383	166,624,533	919,541,850
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	292,996,046	844,918	292,151,128
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	5,423,354,300	328,822,460	5,094,531,840
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	3,522,786,660	210,189,356	3,312,597,304
056	TIMNATH URBAN RENEWAL AUTHORITY	171,098,906	167,469,451	3,629,455
057	BLK 41 - FINLEYS ADD URP	6,869,156	6,581,478	287,678
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	269,220,744	76,153,683	193,067,061
059	FORT COLLINS G.I.D. NO. 1	150,778,737	77,557,016	73,221,721
064	LARIMER COUNTY PEST CONTROL	8,032,352,860	493,186,285	7,539,166,575
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	86,943,997	49,783,618	37,160,379
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	40,098,271	11,417,258	28,681,013
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	191,726,381	190,418,900	1,307,481
095	BOXELDER SANITATION DISTRICT	514,103,360	6,477,621	507,625,739
096	CHERRY HILLS SANITATION DISTRICT	86,482,970	20,935	86,462,035
103	SOUTH FORT COLLINS SANITATION DISTRICT	1,550,368,128	164,335,417	1,386,032,711
110	EAST LARIMER COUNTY WATER DISTRICT	807,058,857	25,171,070	781,887,787
111	FORT COLLINS - LOVELAND WATER DISTRICT	1,595,022,732	167,214,911	1,427,807,821
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	5,210,113,773	328,822,460	4,881,291,313
114	LITTLE THOMPSON WATER DISTRICT	860,946,770	108,336,095	752,610,675
117	NORTHERN COLORADO WATER CONS DISTRICT	9,097,815,148	539,011,816	8,558,803,332
128	VAN DE WATER METRO DISTRICT NO. 2	33,129,595	3,180,221	29,949,374
135	CENTERRA METRO DISTRICT NO. 1	5,993,492	5,884,982	108,510
136	CENTERRA METRO DISTRICT NO. 2	122,271,044	121,187,259	1,083,785
137	CENTERRA METRO DISTRICT NO. 3	54,952,158	639,433	54,312,725
138	CENTERRA METRO DISTRICT NO. 4	122,271,084	121,187,259	1,083,825
145	CENTERRA METRO DISTRICT NO. 5	37,761,792	37,563,102	198,690
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	6,799,072	6,586,782	212,290
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	3,150,655	3,117,154	33,501
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	17,471,567	8,387,934	9,083,633
165	SOUTH TIMNATH METRO DISTRICT NO. 1	631,772	611,952	19,820
166	SOUTH TIMNATH METRO DISTRICT NO. 2	28,806,296	27,964,333	841,963
176	TIMNATH RANCH METRO DISTRICT NO. 1	9,937,522	9,716,429	221,093
177	TIMNATH RANCH METRO DISTRICT NO. 2	24,600,820	23,803,890	796,930
178	TIMNATH RANCH METRO DISTRICT NO. 3	4,698,044	4,644,825	53,219
179	TIMNATH RANCH METRO DISTRICT NO. 4	5,677,310	5,619,484	57,826
180	CENTERRA METRO DISTRICT NO. 2 BOND	4,865,595	2,132,797	2,732,798
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	5,976,667	5,884,539	92,128
218	MIDTOWN URA PROSPECT SOUTH	26,210,327	12,443,335	13,766,992
225	FOOTHILLS METRO DISTRICT	29,428,492	19,155,072	10,273,420
226	MIDTOWN URA FOOTHILLS MALL	29,437,513	19,155,581	10,281,932
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	77,418,068	13,188,978	64,229,090
269	FOUNDRY LOVELAND METRO DISTRICT	7,305,465	1,268,210	6,037,255
330	CENTERRA 2 FLATS	738,798	729,216	9,582
350	TOWN OF TIMNATH TIMNATH LANDING GID	27,739,631	18,370,206	9,369,425
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	8,735,089	3,816,792	4,918,297
371	KINSTON METRO DISTRICT NO. 2	13,104,879	636,954	12,467,925

Increment for Certification Letters

8/13/2026

Auth #	Authority Name	Gross Assessed	Increment	Net Assessed
372	KINSTON METRO DISTRICT NO. 3	4,014	2,036	1,978
373	KINSTON METRO DISTRICT NO. 4	1,279	73	1,206
379	KINSTON METRO DISTRICT NO. 10	5,639,845	5,553,362	86,483
381	CEN 2 RW FLATS BOND	8,317,286	8,268,139	49,147
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	2,236	2,223	13
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	640	129	511
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	260	129	131
416	CEN 2 AVENIDA BOND	3,129,609	3,112,430	17,179
417	CEN 2 HUNT MW BOND	1,722,674	1,712,250	10,424
418	CEN 2 KINSTON BOND	5,639,845	5,553,362	86,483
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRICT	46,794,883	9,221,037	37,573,846

Base and Increment Amounts for State Abstract Report

8/13/2026

TYPE	Auth	Authorit Name	TIF	Base	Increment
	006				
School		POUDRE R-1 SCHOOL DISTRICT	056	3,629,455	167,469,451
School		POUDRE R-1 SCHOOL DISTRICT	058	193,067,061	76,153,683
School		POUDRE R-1 SCHOOL DISTRICT	068	37,160,379	49,783,618
School		POUDRE R-1 SCHOOL DISTRICT	218	13,766,992	12,443,335
School		POUDRE R-1 SCHOOL DISTRICT	226	10,281,932	19,155,581
School		POUDRE R-1 SCHOOL DISTRICT	368	4,918,297	3,816,792
			Total	***262,824,116***	***328,822,460***
	011				
School		THOMPSON R2-J SCHOOL DISTRICT	057	287,678	6,581,478
School		THOMPSON R2-J SCHOOL DISTRICT	094	1,307,481	190,418,900
School		THOMPSON R2-J SCHOOL DISTRICT	250	64,229,090	13,188,978
School		THOMPSON R2-J SCHOOL DISTRICT	420	3,649,592	0
			Total	***69,473,841***	***210,189,356***
	032				
City or Town		CITY OF FORT COLLINS	058	116,913,378	152,307,366
City or Town		CITY OF FORT COLLINS	068	37,160,379	49,783,618
City or Town		CITY OF FORT COLLINS	218	13,766,992	12,443,335
City or Town		CITY OF FORT COLLINS	226	10,281,932	19,155,581
City or Town		CITY OF FORT COLLINS	368	4,918,297	3,816,792
			Total	***183,040,978***	***237,506,692***
	033				
City or Town		CITY OF LOVELAND	057	287,678	6,581,478
City or Town		CITY OF LOVELAND	094	1,307,481	190,418,900
City or Town		CITY OF LOVELAND	250	64,229,090	13,188,978
City or Town		CITY OF LOVELAND	420	3,649,592	0
			Total	***69,473,841***	***210,189,356***
	034				
City or Town		TOWN OF TIMNATH	056	3,629,455	167,469,451
			Total	***3,629,455***	***167,469,451***

028 LARIMER COUNTY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	2,340,579,897	2,270,974,454	-69,605,443	-2.97%	570,667	721,935	151,268	26.51%	2,341,150,564	2,271,696,389	-69,454,175	-2.97%
Vacant	399,632,351	372,368,056	-27,264,295	-6.82%	0	0	0	N/A	399,632,351	372,368,056	-27,264,295	-6.82%
Residential	5,438,840,306	5,489,351,230	50,510,924	0.93%	0	0	0	N/A	5,438,840,306	5,489,351,230	50,510,924	0.93%
Commercial	2,847,560,234	2,594,563,894	-252,996,340	-8.88%	203,111,287	204,506,720	1,395,433	0.69%	3,050,671,521	2,799,070,614	-251,600,907	-8.25%
Industrial	301,317,597	287,531,452	-13,786,145	-4.58%	283,248,111	257,921,033	-25,327,078	-8.94%	584,565,708	545,452,485	-39,113,223	-6.69%
Agricultural	32,229,290	31,223,888	-1,005,402	-3.12%	1,259,874	1,265,701	5,827	0.46%	33,489,164	32,489,589	-999,575	-2.98%
Natural Resource	2,047,124	2,548,636	501,512	24.50%	4,350,209	4,304,123	-46,086	-1.06%	6,397,333	6,852,759	455,426	7.12%
Oil & Gas	50,923,557	85,139,704	34,216,147	67.19%	8,616,343	9,061,937	445,594	5.17%	59,539,900	94,201,641	34,661,741	58.22%
State Assessed	12,589,000	11,383,800	-1,205,200	-9.57%	163,058,700	159,043,500	-4,015,200	-2.46%	175,647,700	170,427,300	-5,220,400	-2.97%
Total	**11,425,719,356**	**11,145,085,114**	**-280,634,242**	**-2.46%**	**664,215,191**	**636,824,949**	**-27,390,242**	**-4.12%**	**12,089,934,547**	**11,781,910,063**	**-308,024,484**	**-2.55%**
Less Exempt	2,340,579,897	2,270,974,454	-69,605,443		570,667	721,935	151,268		2,341,150,564	2,271,696,389	-69,454,175	
Total (Taxable)	9,085,139,459	8,874,110,660	-211,028,799	**-2.32%**	663,644,524	636,103,014	-27,541,510	**-4.15%**	9,748,783,983	9,510,213,674	-238,570,309	**-2.45%**

056 TIMNATH URBAN RENEWAL AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	4,349,153	4,211,489	-137,664	-3.17%	3,810	4,051	241	6.33%	4,352,963	4,215,540	-137,423	-3.16%
Vacant	15,668,281	11,946,874	-3,721,407	-23.75%	0	0	0	N/A	15,668,281	11,946,874	-3,721,407	-23.75%
Residential	119,259,787	124,868,674	5,608,887	4.70%	0	0	0	N/A	119,259,787	124,868,674	5,608,887	4.70%
Commercial	29,792,826	27,814,725	-1,978,101	-6.64%	2,478,471	2,783,748	305,277	12.32%	32,271,297	30,598,473	-1,672,824	-5.18%
Industrial	890,973	857,974	-32,999	-3.70%	185,747	142,571	-43,176	-23.24%	1,076,720	1,000,545	-76,175	-7.07%
Agricultural	21,961	17,542	-4,419	-20.12%	0	0	0	N/A	21,961	17,542	-4,419	-20.12%
Natural Resource	673	698	25	3.71%	0	0	0	N/A	673	698	25	3.71%
State Assessed	22,000	25,100	3,100	14.09%	2,313,200	2,641,000	327,800	14.17%	2,335,200	2,666,100	330,900	14.17%
Total	**170,005,654**	**169,743,076**	**-262,578**	**-0.15%**	**4,981,228**	**5,571,370**	**590,142**	**11.85%**	**174,986,882**	**175,314,446**	**327,564**	**0.19%**
Less Exempt	4,349,153	4,211,489	-137,664		3,810	4,051	241		4,352,963	4,215,540	-137,423	
Total (Taxable)	165,656,501	165,531,587	-124,914	**-0.08%**	4,977,418	5,567,319	589,901	**11.85%**	170,633,919	171,098,906	464,987	**0.27%**

057 BLK 41 - FINLEYS ADD URP

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	1,084,766	1,044,589	-40,177	-3.70%	0	0	0	N/A	1,084,766	1,044,589	-40,177	-3.70%
Vacant	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Residential	5,010,514	5,372,137	361,623	7.22%	0	0	0	N/A	5,010,514	5,372,137	361,623	7.22%
Commercial	2,052,702	1,413,175	-639,527	-31.16%	107,814	77,784	-30,030	-27.85%	2,160,516	1,490,959	-669,557	-30.99%
State Assessed	50	60	10	20.00%	5,800	6,000	200	3.45%	5,850	6,060	210	3.59%
Total	**8,148,032**	**7,829,961**	**-318,071**	**-3.90%**	**113,614**	**83,784**	**-29,830**	**-26.26%**	**8,261,646**	**7,913,745**	**-347,901**	**-4.21%**
Less Exempt	1,084,766	1,044,589	-40,177		0	0	0		1,084,766	1,044,589	-40,177	
Total (Taxable)	7,063,266	6,785,372	-277,894	**-3.93%**	113,614	83,784	-29,830	**-26.26%**	7,176,880	6,869,156	-307,724	**-4.29%**

058 FORT COLLINS DOWNTOWN DEVELOPMENT AUTH

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	102,333,526	99,522,252	-2,811,274	-2.75%	12,401	10,582	-1,819	-14.67%	102,345,927	99,532,834	-2,813,093	-2.75%
Vacant	4,471,798	3,760,462	-711,336	-15.91%	0	0	0	N/A	4,471,798	3,760,462	-711,336	-15.91%
Residential	34,068,067	35,516,647	1,448,580	4.25%	0	0	0	N/A	34,068,067	35,516,647	1,448,580	4.25%
Commercial	187,674,076	165,148,698	-22,525,378	-12.00%	9,345,289	8,637,119	-708,170	-7.58%	197,019,365	173,785,817	-23,233,548	-11.79%
Industrial	24,536,385	23,627,630	-908,755	-3.70%	28,511,011	26,660,185	-1,850,826	-6.49%	53,047,396	50,287,815	-2,759,581	-5.20%
Natural Resource	110	110	0	0.00%	0	0	0	N/A	110	110	0	0.00%
State Assessed	1,006,143	721,776	-284,367	-28.26%	5,856,963	5,148,117	-708,846	-12.10%	6,863,106	5,869,893	-993,213	-14.47%
Total	**354,090,105**	**328,297,575**	**-25,792,530**	**-7.28%**	**43,725,664**	**40,456,003**	**-3,269,661**	**-7.48%**	**397,815,769**	**368,753,578**	**-29,062,191**	**-7.31%**
Less Exempt	102,333,526	99,522,252	-2,811,274		12,401	10,582	-1,819		102,345,927	99,532,834	-2,813,093	
Total (Taxable)	251,756,579	228,775,323	-22,981,256	**-9.13%**	43,713,263	40,445,421	-3,267,842	**-7.48%**	295,469,842	269,220,744	-26,249,098	**-8.88%**

068 NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	11,348,289	12,085,582	737,293	6.50%	3,550	13,426	9,876	278.20%	11,351,839	12,099,008	747,169	6.58%
Vacant	5,559,693	4,661,329	-898,364	-16.16%	0	0	0	N/A	5,559,693	4,661,329	-898,364	-16.16%
Residential	25,245,702	26,191,739	946,037	3.75%	0	0	0	N/A	25,245,702	26,191,739	946,037	3.75%
Commercial	57,346,137	51,661,600	-5,684,537	-9.91%	2,804,140	2,636,840	-167,300	-5.97%	60,150,277	54,298,440	-5,851,837	-9.73%
Industrial	378,000	364,000	-14,000	-3.70%	1,176,930	1,083,633	-93,297	-7.93%	1,554,930	1,447,633	-107,297	-6.90%
Agricultural	3,308	3,063	-245	-7.41%	0	0	0	N/A	3,308	3,063	-245	-7.41%
Natural Resource	92	93	1	1.09%	0	0	0	N/A	92	93	1	1.09%
State Assessed	2,900	3,500	600	20.69%	322,200	338,200	16,000	4.97%	325,100	341,700	16,600	5.11%
Total	**99,884,121**	**94,970,906**	**-4,913,215**	**-4.92%**	**4,306,820**	**4,072,099**	**-234,721**	**-5.45%**	**104,190,941**	**99,043,005**	**-5,147,936**	**-4.94%**
Less Exempt	11,348,289	12,085,582	737,293		3,550	13,426	9,876		11,351,839	12,099,008	747,169	
Total (Taxable)	88,535,832	82,885,324	-5,650,508	**-6.38%**	4,303,270	4,058,673	-244,597	**-5.68%**	92,839,102	86,943,997	-5,895,105	**-6.35%**

094 US 34/CROSSROADS CORRIDOR RENEWAL PLAN

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	121,911,504	117,396,350	-4,515,154	-3.70%	81,691	98,749	17,058	20.88%	121,993,195	117,495,099	-4,498,096	-3.69%
Vacant	3,794,434	8,755,107	4,960,673	130.74%	0	0	0	N/A	3,794,434	8,755,107	4,960,673	130.74%
Residential	25,532,206	26,779,992	1,247,786	4.89%	0	0	0	N/A	25,532,206	26,779,992	1,247,786	4.89%
Commercial	147,357,306	126,972,700	-20,384,606	-13.83%	19,543,350	12,033,780	-7,509,570	-38.43%	166,900,656	139,006,480	-27,894,176	-16.71%
Industrial	5,939,973	5,719,974	-219,999	-3.70%	3,423,479	11,073,211	7,649,732	223.45%	9,363,452	16,793,185	7,429,733	79.35%
Agricultural	36,658	29,917	-6,741	-18.39%	0	0	0	N/A	36,658	29,917	-6,741	-18.39%
Oil & Gas	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
State Assessed	3,000	3,600	600	20.00%	335,800	358,100	22,300	6.64%	338,800	361,700	22,900	6.76%
Total	**304,575,081**	**285,657,640**	**-18,917,441**	**-6.21%**	**23,384,320**	**23,563,840**	**179,520**	**0.77%**	**327,959,401**	**309,221,480**	**-18,737,921**	**-5.71%**
Less Exempt	121,911,504	117,396,350	-4,515,154		81,691	98,749	17,058		121,993,195	117,495,099	-4,498,096	
Total (Taxable)	182,663,577	168,261,290	-14,402,287	**-7.88%**	23,302,629	23,465,091	162,462	**0.70%**	205,966,206	191,726,381	-14,239,825	**-6.91%**

218 MIDTOWN URA PROSPECT SOUTH

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	1,072,306	1,177,537	105,231	9.81%	0	0	0	N/A	1,072,306	1,177,537	105,231	9.81%
Vacant	135	130	-5	-3.70%	0	0	0	N/A	135	130	-5	-3.70%
Residential	6,059,964	7,999,286	1,939,322	32.00%	0	0	0	N/A	6,059,964	7,999,286	1,939,322	32.00%
Commercial	18,725,850	16,950,275	-1,775,575	-9.48%	1,259,965	1,133,050	-126,915	-10.07%	19,985,815	18,083,325	-1,902,490	-9.52%
Industrial	0	0	0	N/A	77,250	64,860	-12,390	-16.04%	77,250	64,860	-12,390	-16.04%
State Assessed	1,750	1,705	-45	-2.57%	58,862	61,021	2,159	3.67%	60,612	62,726	2,114	3.49%
Total	**25,860,005**	**26,128,933**	**268,928**	**1.04%**	**1,396,077**	**1,258,931**	**-137,146**	**-9.82%**	**27,256,082**	**27,387,864**	**131,782**	**0.48%**
Less Exempt	1,072,306	1,177,537	105,231		0	0	0		1,072,306	1,177,537	105,231	
Total (Taxable)	24,787,699	24,951,396	163,697	**0.66%**	1,396,077	1,258,931	-137,146	**-9.82%**	26,183,776	26,210,327	26,551	**0.10%**

226 MIDTOWN URA FOOTHILLS MALL

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	10,732,214	10,334,724	-397,490	-3.70%	0	0	0	N/A	10,732,214	10,334,724	-397,490	-3.70%
Vacant	945	910	-35	-3.70%	0	0	0	N/A	945	910	-35	-3.70%
Residential	7,150,288	7,760,473	610,185	8.53%	0	0	0	N/A	7,150,288	7,760,473	610,185	8.53%
Commercial	20,817,297	19,275,275	-1,542,022	-7.41%	2,506,480	2,304,535	-201,945	-8.06%	23,323,777	21,579,810	-1,743,967	-7.48%
Industrial	0	0	0	N/A	0	16,793	16,793	N/A	0	16,793	16,793	N/A
State Assessed	2,627	2,555	-72	-2.74%	73,698	76,972	3,274	4.44%	76,325	79,527	3,202	4.20%
Total	**38,703,371**	**37,373,937**	**-1,329,434**	**-3.43%**	**2,580,178**	**2,398,300**	**-181,878**	**-7.05%**	**41,283,549**	**39,772,237**	**-1,511,312**	**-3.66%**
Less Exempt	10,732,214	10,334,724	-397,490		0	0	0		10,732,214	10,334,724	-397,490	
Total (Taxable)	27,971,157	27,039,213	-931,944	**-3.33%**	2,580,178	2,398,300	-181,878	**-7.05%**	30,551,335	29,437,513	-1,113,822	**-3.65%**

250 LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	17,284,451	16,643,959	-640,492	-3.71%	8,343	7,319	-1,024	-12.27%	17,292,794	16,651,278	-641,516	-3.71%
Vacant	378,701	294,418	-84,283	-22.26%	0	0	0	N/A	378,701	294,418	-84,283	-22.26%
Residential	9,840,804	10,103,566	262,762	2.67%	0	0	0	N/A	9,840,804	10,103,566	262,762	2.67%
Commercial	68,784,501	61,515,747	-7,268,754	-10.57%	2,457,728	2,126,132	-331,596	-13.49%	71,242,229	63,641,879	-7,600,350	-10.67%
Industrial	1,709,316	1,646,008	-63,308	-3.70%	231,042	241,280	10,238	4.43%	1,940,358	1,887,288	-53,070	-2.74%
State Assessed	412,929	265,322	-147,607	-35.75%	1,761,046	1,225,595	-535,451	-30.41%	2,173,975	1,490,917	-683,058	-31.42%
Total	**98,410,702**	**90,469,020**	**-7,941,682**	**-8.07%**	**4,458,159**	**3,600,326**	**-857,833**	**-19.24%**	**102,868,861**	**94,069,346**	**-8,799,515**	**-8.55%**
Less Exempt	17,284,451	16,643,959	-640,492		8,343	7,319	-1,024		17,292,794	16,651,278	-641,516	
Total (Taxable)	81,126,251	73,825,061	-7,301,190	**-9.00%**	4,449,816	3,593,007	-856,809	**-19.25%**	85,576,067	77,418,068	-8,157,999	**-9.53%**

368 COLLEGE AND DRAKE URBAN RENEWAL PLAN

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	135	371,095	370,960	########	0	0	0	N/A	135	371,095	370,960	########
Vacant	121,576	125,060	3,484	2.87%	0	0	0	N/A	121,576	125,060	3,484	2.87%
Commercial	7,809,480	7,116,575	-692,905	-8.87%	68,356	1,479,354	1,410,998	########	7,877,836	8,595,929	718,093	9.12%
State Assessed	400	400	0	0.00%	14,600	13,700	-900	-6.16%	15,000	14,100	-900	-6.00%
Total	**7,931,591**	**7,613,130**	**-318,461**	**-4.02%**	**82,956**	**1,493,054**	**1,410,098**	**########**	**8,014,547**	**9,106,184**	**1,091,637**	**13.62%**
Less Exempt	135	371,095	370,960		0	0	0		135	371,095	370,960	
Total (Taxable)	7,931,456	7,242,035	-689,421	**-8.69%**	82,956	1,493,054	1,410,098	**########**	8,014,412	8,735,089	720,677	**8.99%**

420 CENTERRA SOUTH URBAN RENEWAL PLAN

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Vacant	0	3,633,842	3,633,842	N/A	0	0	0	N/A	0	3,633,842	3,633,842	N/A
Residential	42,819	0	-42,819	########	0	0	0	N/A	42,819	0	-42,819	########
Agricultural	36,521	0	-36,521	########	0	0	0	N/A	36,521	0	-36,521	########
State Assessed	100	150	50	50.00%	14,300	15,600	1,300	9.09%	14,400	15,750	1,350	9.38%
Total	**79,440**	**3,633,992**	**3,554,552**	**########**	**14,300**	**15,600**	**1,300**	**9.09%**	**93,740**	**3,649,592**	**3,555,852**	**########**
Less Exempt	0	0	0		0	0	0		0	0	0	
Total (Taxable)	79,440	3,633,992	3,554,552	**########**	14,300	15,600	1,300	**9.09%**	93,740	3,649,592	3,555,852	**########**

2026 Preliminary TIF Tax Warrant

8/13/2026

TIMNATH URBAN RENEWAL AUTHORITY
Authority # 056

Base	3,629,455
Increment	167,469,451
Total Assessed	171,098,906

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	167,469,451	3,629,455	171,098,906	54.09	9,254,740	196,317	9,058,423
028	LARIMER COUNTY	100.000000%	0	167,469,451	3,629,455	171,098,906	22.496	3,849,041	81,648	3,767,393
034	TOWN OF TIMNATH	100.000000%	0	167,469,451	3,629,455	171,098,906	6.688	1,144,309	24,273	1,120,036
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	99.495480%	0	166,624,533	3,611,144	170,235,677	11.607	1,975,926	41,915	1,934,011
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	0.504520%	0	844,918	18,311	863,229	8.535	7,368	157	7,211
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	167,469,451	3,629,455	171,098,906	2.183	373,509	7,923	365,586
056	TIMNATH URBAN RENEWAL AUTHORITY	100.000000%	0	167,469,451	3,629,455	171,098,906	0	0	0	0
064	LARIMER COUNTY PEST CONTROL	98.262619%	0	164,559,869	3,566,398	168,126,267	0.142	23,874	506	23,368
095	BOXELDER SANITATION DISTRICT	1.613006%	0	2,701,292	58,543	2,759,835	0	0	0	0
103	SOUTH FORT COLLINS SANITATION DISTRICT	98.128594%	0	164,335,417	3,561,533	167,896,950	0.466	78,240	1,660	76,580
111	FORT COLLINS - LOVELAND WATER DISTRICT	99.848008%	0	167,214,911	3,623,939	170,838,850	1.35	230,632	4,892	225,740
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	167,469,451	3,629,455	171,098,906	3.02	516,719	10,961	505,758
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	167,469,451	3,629,455	171,098,906	1	171,099	3,630	167,469
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	3.933125%	0	6,586,782	142,751	6,729,533	57.118	384,377	8,153	376,224
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	1.861327%	0	3,117,154	33,501	3,150,655	26.851	84,598	899	83,699
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	5.008635%	0	8,387,934	181,786	8,569,720	56.005	479,947	10,181	469,766
165	SOUTH TIMNATH METRO DISTRICT NO. 1	0.365411%	0	611,952	13,262	625,214	19.104	11,944	253	11,691
166	SOUTH TIMNATH METRO DISTRICT NO. 2	16.698170%	0	27,964,333	606,053	28,570,386	44.576	1,273,554	27,016	1,246,538
176	TIMNATH RANCH METRO DISTRICT NO. 1	5.801911%	0	9,716,429	210,578	9,927,007	45.101	447,718	9,497	438,221
177	TIMNATH RANCH METRO DISTRICT NO. 2	14.213870%	0	23,803,890	515,886	24,319,776	57.075	1,388,051	29,444	1,358,607
178	TIMNATH RANCH METRO DISTRICT NO. 3	2.773536%	0	4,644,825	53,219	4,698,044	36.21	170,116	1,927	168,189
179	TIMNATH RANCH METRO DISTRICT NO. 4	3.355528%	0	5,619,484	57,826	5,677,310	24.861	141,144	1,438	139,706
350	TOWN OF TIMNATH TIMNATH LANDING GID	10.969288%	0	18,370,206	398,125	18,768,331	15	281,525	5,972	275,553
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	0.001328%	0	2,223	13	2,236	53.522	120	1	119
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	0.000077%	0	129	3	132	13.356	2	0	2
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	0.000077%	0	129	3	132	0	0	0	0

** Base and increment values certified to taxing entities*

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2026 Preliminary TIF Tax Warrant

8/13/2026

BLK 41 - FINLEYS ADD URP
Authority # 057

Base	287,678
Increment	6,581,478
Total Assessed	6,869,156

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
011	THOMPSON R2-J SCHOOL DISTRICT	100.000000%	0	6,581,478	287,678	6,869,156	44.836	307,985	12,898	295,087
028	LARIMER COUNTY	100.000000%	0	6,581,478	287,678	6,869,156	22.496	154,529	6,472	148,057
033	CITY OF LOVELAND	100.000000%	0	6,581,478	287,678	6,869,156	9.564	65,697	2,752	62,945
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	6,581,478	287,678	6,869,156	1.745	11,987	502	11,485
057	BLK 41 - FINLEYS ADD URP	100.000000%	0	6,581,478	287,678	6,869,156	0	0	0	0
064	LARIMER COUNTY PEST CONTROL	98.866634%	0	6,506,886	284,417	6,791,303	0.142	964	40	924
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	87.014141%	0	5,726,817	250,320	5,977,137	2.539	15,176	636	14,540
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	6,581,478	287,678	6,869,156	1	6,869	288	6,581
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRIC	21.138725%	0	1,391,241	60,811	1,452,052	5	7,260	304	6,956

** Base and increment values certified to taxing entities*

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2026 Preliminary TIF Tax Warrant

8/13/2026

FORT COLLINS DOWNTOWN DEV. AUTH
Authority # 058

Base	116,913,378
Increment	152,307,366
Total Assessed	269,220,744

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	50	76,153,683	193,067,061	269,220,744	54.09	14,562,150	10,442,997	4,119,153
028	LARIMER COUNTY	100.000000%	50	76,153,683	193,067,061	269,220,744	22.496	6,056,390	4,343,237	1,713,153
032	CITY OF FORT COLLINS	100.000000%	0	152,307,366	116,913,378	269,220,744	9.797	2,637,556	1,145,401	1,492,155
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	50	76,153,683	193,067,061	269,220,744	2.183	587,709	421,466	166,243
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	100.000000%	50	76,153,683	193,067,061	269,220,744	5	1,346,104	965,336	380,768
059	FORT COLLINS G.I.D. NO. 1	50.921382%	0	77,557,016	59,533,908	137,090,924	4.924	675,036	293,145	381,891
064	LARIMER COUNTY PEST CONTROL	86.596852%	50	65,946,692	167,189,998	233,136,690	0.142	33,105	23,741	9,364
095	BOXELDER SANITATION DISTRICT	4.958827%	50	3,776,329	9,573,862	13,350,191	0	0	0	0
110	EAST LARIMER COUNTY WATER DISTRICT	17.299350%	50	13,174,092	33,399,347	46,573,439	0	0	0	0
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	50	76,153,683	193,067,061	269,220,744	3.02	813,047	583,063	229,984
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	50	76,153,683	193,067,061	269,220,744	1	269,221	193,067	76,154

** Base and increment values certified to taxing entities*

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2026 Preliminary TIF Tax Warrant

8/13/2026

NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY
Authority # 068

Base	37,160,379
Increment	49,783,618
Total Assessed	86,943,997

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	49,783,618	37,160,379	86,943,997	54.09	4,702,801	2,010,005	2,692,796
028	LARIMER COUNTY	100.000000%	0	49,783,618	37,160,379	86,943,997	22.496	1,955,892	835,960	1,119,932
032	CITY OF FORT COLLINS	100.000000%	0	49,783,618	37,160,379	86,943,997	9.797	851,790	364,060	487,730
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	49,783,618	37,160,379	86,943,997	2.183	189,799	81,121	108,678
064	LARIMER COUNTY PEST CONTROL	95.703956%	0	47,644,892	35,563,952	83,208,844	0.142	11,816	5,050	6,766
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	100.000000%	0	49,783,618	37,160,379	86,943,997	0	0	0	0
096	CHERRY HILLS SANITATION DISTRICT	0.042052%	0	20,935	15,627	36,562	0	0	0	0
110	EAST LARIMER COUNTY WATER DISTRICT	24.098245%	0	11,996,978	8,955,000	20,951,978	0	0	0	0
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	49,783,618	37,160,379	86,943,997	3.02	262,571	112,224	150,347
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	49,783,618	37,160,379	86,943,997	1	86,944	37,160	49,784

** Base and increment values certified to taxing entities*

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2026 Preliminary TIF Tax Warrant

8/13/2026

US 34/CROSSROADS CORRIDOR RENEWAL PLAN
Authority # 094

Base	1,307,481
Increment	190,418,900
Total Assessed	191,726,381

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
011	THOMPSON R2-J SCHOOL DISTRICT	100.000000%	0	190,418,900	1,307,481	191,726,381	44.836	8,596,244	58,622	8,537,622
028	LARIMER COUNTY	100.000000%	0	190,418,900	1,307,481	191,726,381	22.496	4,313,077	29,413	4,283,664
033	CITY OF LOVELAND	100.000000%	0	190,418,900	1,307,481	191,726,381	9.564	1,833,671	12,505	1,821,166
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	190,418,900	1,307,481	191,726,381	1.745	334,563	2,282	332,281
064	LARIMER COUNTY PEST CONTROL	85.635743%	0	163,066,639	1,119,671	164,186,310	0.142	23,314	159	23,155
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	100.000000%	0	190,418,900	1,307,481	191,726,381	0	0	0	0
114	LITTLE THOMPSON WATER DISTRICT	56.893562%	0	108,336,095	743,873	109,079,968	0	0	0	0
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	190,418,900	1,307,481	191,726,381	1	191,726	1,307	190,419
128	VAN DE WATER METRO DISTRICT NO. 2	1.670119%	0	3,180,221	21,837	3,202,058	36.419	116,616	796	115,820
135	CENTERRA METRO DISTRICT NO. 1	3.090545%	0	5,884,982	40,409	5,925,391	0	0	0	0
136	CENTERRA METRO DISTRICT NO. 2	63.642453%	0	121,187,259	832,113	122,019,372	64	7,809,240	53,255	7,755,985
137	CENTERRA METRO DISTRICT NO. 3	0.335803%	0	639,433	4,391	643,824	6.155	3,963	27	3,936
138	CENTERRA METRO DISTRICT NO. 4	63.642453%	0	121,187,259	832,113	122,019,372	0	0	0	0
145	CENTERRA METRO DISTRICT NO. 5	19.726562%	0	37,563,102	198,690	37,761,792	16.111	608,380	3,201	605,179
180	CENTERRA METRO DISTRICT NO. 2 BOND	1.120055%	0	2,132,797	14,644	2,147,441	12.933	27,773	190	27,583
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	3.090313%	0	5,884,539	40,406	5,924,945	25.287	149,824	1,022	148,802
330	CENTERRA 2 FLATS	0.382954%	0	729,216	5,007	734,223	31.883	23,409	159	23,250
371	KINSTON METRO DISTRICT NO. 2	0.334502%	0	636,954	4,374	641,328	86.903	55,733	380	55,353
372	KINSTON METRO DISTRICT NO. 3	0.001069%	0	2,036	14	2,050	82.472	169	1	168
373	KINSTON METRO DISTRICT NO. 4	0.000038%	0	73	0	73	82.309	6	0	6
379	KINSTON METRO DISTRICT NO. 10	2.916392%	0	5,553,362	38,132	5,591,494	33.584	187,785	1,281	186,504
381	CEN 2 RW FLATS BOND	4.342079%	0	8,268,139	49,147	8,317,286	49.609	412,612	2,438	410,174
416	CEN 2 AVENIDA BOND	1.634517%	0	3,112,430	17,179	3,129,609	53.355	166,980	916	166,064
417	CEN 2 HUNT MW BOND	0.899201%	0	1,712,250	10,424	1,722,674	53.422	92,029	557	91,472
418	CEN 2 KINSTON BOND	2.916392%	0	5,553,362	38,132	5,591,494	51.16	286,061	1,951	284,110

** Base and increment values certified to taxing entities*

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2026 Preliminary TIF Tax Warrant

8/13/2026

MIDTOWN URA PROSPECT SOUTH
Authority # 218

Base	13,766,992
Increment	12,443,335
Total Assessed	26,210,327

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	12,443,335	13,766,992	26,210,327	54.09	1,417,717	744,657	673,060
028	LARIMER COUNTY	100.000000%	0	12,443,335	13,766,992	26,210,327	22.496	589,628	309,703	279,925
032	CITY OF FORT COLLINS	100.000000%	0	12,443,335	13,766,992	26,210,327	9.797	256,783	134,876	121,907
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	12,443,335	13,766,992	26,210,327	2.183	57,217	30,053	27,164
064	LARIMER COUNTY PEST CONTROL	95.418662%	0	11,873,264	13,136,279	25,009,543	0.142	3,551	1,865	1,686
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	12,443,335	13,766,992	26,210,327	3.02	79,155	41,576	37,579
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	12,443,335	13,766,992	26,210,327	1	26,210	13,767	12,443
218	MIDTOWN URA PROSPECT SOUTH	100.000000%	0	12,443,335	13,766,992	26,210,327	0	0	0	0

** Base and increment values certified to taxing entities*

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2026 Preliminary TIF Tax Warrant

8/13/2026

MIDTOWN URA FOOTHILLS MALL
Authority # 226

Base	10,281,932
Increment	19,155,581
Total Assessed	29,437,513

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	19,155,581	10,281,932	29,437,513	54.09	1,592,275	556,150	1,036,125
028	LARIMER COUNTY	100.000000%	0	19,155,581	10,281,932	29,437,513	22.496	662,226	231,302	430,924
032	CITY OF FORT COLLINS	100.000000%	0	19,155,581	10,281,932	29,437,513	9.797	288,399	100,732	187,667
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	19,155,581	10,281,932	29,437,513	2.183	64,262	22,445	41,817
064	LARIMER COUNTY PEST CONTROL	92.093027%	0	17,640,954	9,468,943	27,109,897	0.142	3,850	1,345	2,505
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	19,155,581	10,281,932	29,437,513	3.02	88,901	31,051	57,850
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	19,155,581	10,281,932	29,437,513	1	29,438	10,282	19,156
225	FOOTHILLS METRO DISTRICT	99.997343%	0	19,155,072	10,273,420	29,428,492	73.947	2,176,149	759,689	1,416,460
226	MIDTOWN URA FOOTHILLS MALL	100.000000%	0	19,155,581	10,281,932	29,437,513	0	0	0	0

** Base and increment values certified to taxing entities*

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2026 Preliminary TIF Tax Warrant

8/13/2026

LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY
Authority # 250

Base	64,229,090
Increment	13,188,978
Total Assessed	77,418,068

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
011	THOMPSON R2-J SCHOOL DISTRICT	100.000000%	0	13,188,978	64,229,090	77,418,068	44.836	3,471,116	2,879,775	591,341
028	LARIMER COUNTY	100.000000%	0	13,188,978	64,229,090	77,418,068	22.496	1,741,597	1,444,898	296,699
033	CITY OF LOVELAND	100.000000%	0	13,188,978	64,229,090	77,418,068	9.564	740,426	614,287	126,139
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	13,188,978	64,229,090	77,418,068	1.745	135,095	112,080	23,015
064	LARIMER COUNTY PEST CONTROL	96.881995%	0	12,777,745	62,226,424	75,004,169	0.142	10,651	8,837	1,814
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	43.145429%	0	5,690,441	27,711,917	33,402,358	2.539	84,809	70,361	14,448
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	13,188,978	64,229,090	77,418,068	1	77,418	64,229	13,189
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	100.000000%	0	13,188,978	64,229,090	77,418,068	0	0	0	0
269	FOUNDRY LOVELAND METRO DISTRICT	9.615684%	0	1,268,210	6,037,255	7,305,465	55.077	402,363	332,514	69,849
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRIC	59.366205%	0	7,829,796	38,130,373	45,960,169	5	229,801	190,652	39,149

** Base and increment values certified to taxing entities*

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2026 Preliminary TIF Tax Warrant

8/13/2026

COLLEGE AND DRAKE URP
Authority # 368

Base	4,918,297
Increment	3,816,792
Total Assessed	8,735,089

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	3,816,792	4,918,297	8,735,089	54.09	472,481	266,031	206,450
028	LARIMER COUNTY	100.000000%	0	3,816,792	4,918,297	8,735,089	22.496	196,505	110,642	85,863
032	CITY OF FORT COLLINS	100.000000%	0	3,816,792	4,918,297	8,735,089	9.797	85,578	48,185	37,393
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	3,816,792	4,918,297	8,735,089	2.183	19,069	10,737	8,332
064	LARIMER COUNTY PEST CONTROL	83.036855%	0	3,169,344	4,083,999	7,253,343	0.142	1,030	580	450
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	3,816,792	4,918,297	8,735,089	3.02	26,380	14,853	11,527
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	3,816,792	4,918,297	8,735,089	1	8,735	4,918	3,817
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	100.000000%	0	3,816,792	4,918,297	8,735,089	0	0	0	0

** Base and increment values certified to taxing entities*

*** Mill Levies used in this worksheet are for illustration and are derived from Larimer County 2025 Certification of Mill levies. For 2026 they will be replaced with 2026 mill levies that will be certified in December 2026.*

2026 Preliminary TIF Tax Warrant

8/13/2026

CENTERRA SOUTH URAN RENEWAL PLAN
Authority # 420

Base	3,649,592
Increment	0
Total Assessed	3,649,592

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
011	THOMPSON R2-J SCHOOL DISTRICT	100.000000%	0	0	3,649,592	3,649,592	44.836	163,633	163,633	0
028	LARIMER COUNTY	100.000000%	0	0	3,649,592	3,649,592	22.496	82,101	82,101	0
033	CITY OF LOVELAND	100.000000%	0	0	3,649,592	3,649,592	9.564	34,905	34,905	0
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	0	3,649,592	3,649,592	1.745	6,369	6,369	0
064	LARIMER COUNTY PEST CONTROL	100.000000%	0	0	3,649,592	3,649,592	0.142	518	518	0
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	0	3,649,592	3,649,592	1	3,650	3,650	0
420	CENTERRA SOUTH URBAN RENEWAL PLAN	100.000000%	0	0	3,649,592	3,649,592	0	0	0	0
422	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	18.928946%	0	0	687,848	687,848	70	48,149	48,149	0
423	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 2	40.797866%	0	0	1,482,530	1,482,530	60	88,952	88,952	0
424	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 3	32.450393%	0	0	1,179,196	1,179,196	10	11,792	11,792	0

** Base and increment values certified to taxing entities*

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