

The total parcel count for tax year 2025 is 173,261.
Taxable accounts in Larimer County 168,992.

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 2025 Assessments rates are as follows: Residential & Multi-Family (Local Government) **6.25%**; Residential (Schools) **7.05%**; Renewable energy **27%**; Agricultural **27%**; State Assessed **27%**; Vacant Land, Commercial Property, and Business Personal Property **27%**.

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

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

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

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

Clerk and Recorder
Tina Harris

Coroner
Stephen Hanks

District Attorney
Gordon P. McLaughlin

Treasurer & Public Trustee
Irene Josey

Sheriff
John Feyen

Surveyor
Tom Donnelly

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 2025

Prepared by Larimer County Assessor



Bob Overbeck
Larimer County Assessor

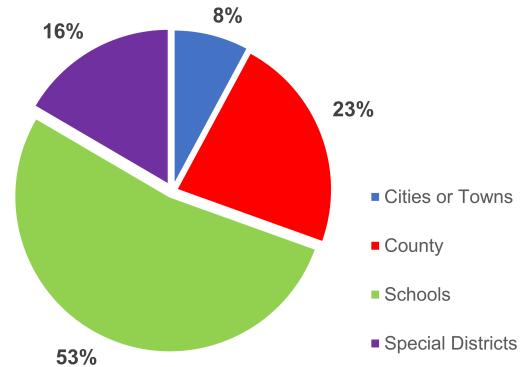


200 W Oak Street
PO Box 1190
Fort Collins, CO 80522
Telephone: (970) 498-7050
Fax: (970) 498-7070
www.larimer.gov/assessor

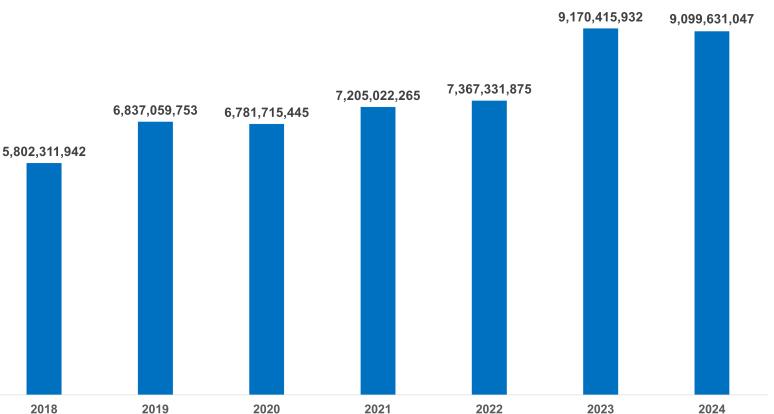
Revenue Totals by District Type

City or Town	\$76,323,654
Community College	\$4,569
County	\$219,308,091
Downtown Development Auth	\$1,477,354
Fire	\$34,761,352
Hospital	\$22,838,257
Improvement	\$5,853,978
Library	\$20,568,343
Metropolitan	\$58,497,200
Pest	\$1,166,758
Recreation	\$3,095,982
Sanitation	\$729,937
School	\$513,439,184
Water	\$11,825,477
Total	\$969,890,136

2025 Revenue Distribution



Historical Total Assessed Value 2018-2024



General Tax - County Valuation

Fund	Levy	Revenue
Abatements and Refunds	.175	\$1,706,051
Developmentally Disabled	.750	\$7,311,622
General Fund	19.105	\$186,249,720
Health Fund	.578	\$5,634,898
Road and Bridge	.414	\$4,035,978
Social Services	1.474	\$14,369,821
Total	22.496	\$219,308,091

Property Class

Agricultural	Assessed Value
Ag Possessory Interest	33,489,164
Flood Irrigation	109,232
Dry Farm Land	8,737,733
Meadow Hay Land	461,287
Grazing Land	1,007,284
Farm/Ranch Waste Land	1,481,847
Forest Land	46,716
Farm/Ranch Support Bldgs	76,223
All Other AG Property	20,308,968
	1,259,874
Commercial	3,050,671,521
Comm Possessory Interest	1,531,112
Merchandising	694,774,422
Lodging	184,488,975
Offices	315,288,342
Recreation	35,097,651
Special Purpose	669,429,036
Warehouse/Strg	536,028,354
Multi-Use (3+)	28,164,159
Condominiums	352,789,317
Partially Exempt (Tax Part)	29,968,866
Com/Res Equip, Furnishings, etc.	203,111,287
Industrial	584,565,708
Contract/Service	3,343,977
Manuf/Processing	291,204,882
Ind Condominiums	6,768,738
Ind Equip, Furnishings, etc	283,248,111
Natural Resources	6,397,333
Earth or Stone Products	5,450,598
Non-Producing Patented	86
Severed Mineral Interests	946,649
Oil and Gas	59,539,900
Natural Gas Liquids	2,392,169
Producing Oil	36,800,807
Producing Gas	16,918,189
OG Equip, Furnishings, etc.	3,428,735
Residential	5,438,840,306
Single Family Residence	4,492,852,114
Duplexes-Triplexes	79,482,294
Multi-Units	413,205,033
Mobile Homes	16,588,731
Mobile Home Parks	42,420,084
Condominiums	287,521,484
Property Not Integral to Ag	8,506,183
Farm/Ranch Residences	96,847,603
Partially Exempt	1,416,780
State Assessed	175,647,700
Real & Personal	175,647,700
Vacant Land	399,632,351
Vacant Possessory Interest	399,699
Residential Lots	228,617,784
Commercial Lots	91,230,900
Industrial Lots	306,515
PUD Lots	17,382,140
Non-Minor Structures	1,790,451
Less Than 1 Acre	3,714,768
1.0 to 4.99 Acres	9,571,645
5.0 to 9.99 Acres	6,019,832
10.0 to 34.99 Acres	14,601,237
35.0 to 99.99 Acres	25,248,038
100.0 Acres and Up	749,342
Grand Total Assessed Value	9,748,783,983

District	Value	Levy	Revenue	District	Value	Levy	Revenue	District	Value	Levy	Revenue
City or Town											
Berthoud	292,083,963	9.538	\$2,785,897	Larimer Cnty PID 22	1,263,496	12.400	\$15,667	Larimer Cnty PID 79	1,244,460	9.207	\$11,458
Estes Park	333,230,347	1.822	\$607,148	Larimer Cnty PID 23	1,078,699	12.000	\$12,944	Loveland GID 1	41,012,180	2.253	\$92,400
Fort Collins	3,908,944,308	9.797	\$38,295,958	Larimer Cnty PID 24	4,043,347	9.358	\$37,838	Timnath Landing GID	26,794,686	15.000	\$401,923
Johnstown	292,394,118	23.947	\$7,001,962	Larimer Cnty PID 25	2,604,822	15.486	\$40,338				
Loveland	2,142,492,724	9.564	\$20,490,807	Larimer Cnty PID 26	10,467,560	10.149	\$106,236	Metropolitan			
Timnath	282,707,512	6.688	\$1,890,747	Larimer Cnty PID 27	898,778	14.823	\$13,323	Airpark North 1	94	38.357	\$4
Wellington	175,812,675	12.439	\$2,186,936	Larimer Cnty PID 28	1,373,496	9.760	\$13,405	Airpark North 2	5,770	37.591	\$217
Windsor	254,712,872	12.030	\$3,064,198	Larimer Cnty PID 29	1,315,945	24.535	\$32,286	Airpark North 3	2,918,272	37.591	\$109,701
Community College											
Aims Community College	1,818,000	2.514	\$4,569	Larimer Cnty PID 30	4,393,599	14.730	\$64,718	Airpark North 4	1,542,890	37.591	\$57,999
County											
Larimer County	9,748,783,983	22.496	\$219,308,091	Larimer Cnty PID 31	989,831	27.000	\$26,725	Berthoud 160	16,323	16.744	\$273
Downtown Dev. Authority											
Fort Collins DDA	295,469,842	5.000	\$1,477,354	Larimer Cnty PID 32	2,430,163	8.948	\$21,745	Berthoud-Heritage 2	24,203,143	79.180	\$1,916,404
Fire											
Allenspark	9,231,791	7.605	\$70,208	Larimer Cnty PID 33	3,121,409	29.754	\$92,874	Berthoud-Heritage 3	13,497	69.814	\$942
Berthoud	429,702,536	13.342	\$5,733,092	Larimer Cnty PID 34	5,854,535	18.000	\$105,378	Berthoud-Heritage 4	12,875,809	62.801	\$808,616
Crystal Lakes	44,339,207	5.514	\$244,482	Larimer Cnty PID 35	1,610,738	24.621	\$39,658	Berthoud-Heritage 5	56,888	69.814	\$3,972
Estes Valley	523,513,851	2.069	\$1,083,153	Larimer Cnty PID 36	7,336,987	10.185	\$74,728	Berthoud-Heritage 6	2,933,521	82.698	\$242,597
Front Range	36,792,013	11.483	\$422,483	Larimer Cnty PID 37	1,583,357	7.410	\$11,733	Berthoud-Heritage 7	6,671,991	21.481	\$143,321
Glacier View	38,464,205	11.650	\$448,111	Larimer Cnty PID 38	26,487,518	3.061	\$81,078	Berthoud-Heritage 8	7,087,647	73.259	\$519,234
Livermore	31,595,598	12.000	\$379,148	Larimer Cnty PID 39	5,229,955	9.988	\$52,237	Berthoud-Heritage 9	321,359	53.703	\$17,258
Loveland Rural	743,374,212	8.000	\$5,946,994	Larimer Cnty PID 40	1,681,841	23.000	\$38,682	Berthoud-Heritage 10	6,680,753	70.137	\$468,573
Lyons	21,457,118	22.071	\$473,580	Larimer Cnty PID 41	1,389,155	18.000	\$25,005	Berthoud-Heritage 11	893,618	69.814	\$62,388
Pinewood Springs	19,051,810	6.778	\$129,132	Larimer Cnty PID 42	2,782,536	13.647	\$37,973	Berthoud-Heritage 12	159,542	69.814	\$11,138
Poudre Canyon	16,701,105	21.142	\$353,094	Larimer Cnty PID 43	2,006,672	34.642	\$69,514	Berthoud-Heritage 13	284,639	70.937	\$20,192
Poudre Valley	1,111,224,731	11.607	\$12,897,997	Larimer Cnty PID 44	2,375,749	15.109	\$35,895	Berthoud-Heritage 14	260,806	69.814	\$18,208
Red Feather Lakes	27,497,746	12.112	\$333,056	Larimer Cnty PID 45	1,127,542	23.663	\$26,681	Berthoud-Heritage 15	403,568	69.814	\$28,173
Wellington	262,840,167	14.187	\$3,728,920	Larimer Cnty PID 46	1,688,547	15.707	\$26,522	Berthoud-Heritage 16	162,362	69.814	\$11,335
Windsor - Severance	295,008,580	8.535	\$2,517,902	Larimer Cnty PID 47	559,215	16.762	\$9,374	Berthoud-Heritage 17	241,236	82.136	\$19,814
Hospital											
Health Dist. N Larimer Cnty	5,592,376,504	2.183	\$12,208,277	Larimer Cnty PID 48	852,468	28.270	\$24,099	Brands East Metro 1	135	39.000	\$5
Park Hospital Dist	586,293,432	7.505	\$4,400,132	Larimer Cnty PID 49	445,392	16.762	\$7,466	Brands East Metro 2	1,623,732	41.888	\$68,015
Thompson Valley Health	3,570,114,047	1.745	\$6,229,848	Larimer Cnty PID 50	2,840,631	17.396	\$49,416	Brands East Metro 3	12,524,811	49.372	\$618,375
Improvement											
Fort Collins GID 1	168,564,782	4.924	\$830,013	Larimer Cnty PID 51	13,122,374	20.000	\$262,446	Brands Metro 3	311,175	41.888	\$13,035
Historic Loveland BID	52,692,996	5.000	\$263,466	Larimer Cnty PID 52	347,574	34.065	\$11,840	Brands Metro 4	40,446	39.002	\$1,577
Ladera BID	4,180,617	35.000	\$146,322	Larimer Cnty PID 53	732,655	20.148	\$14,761	Brands West 1	10	39.000	\$0
Larimer Cnty GID 2	16,155,444	8.000	\$129,243	Larimer Cnty PID 54	5,364,923	8.987	\$48,214	Brands West 2	5,253,777	41.888	\$220,070
Larimer Cnty GID 4	23,704,050	10.000	\$237,041	Larimer Cnty PID 55	3,445,239	8.322	\$28,669	Brands West 3	3,257,357	31.297	\$101,945
Larimer Cnty GID 8	6,291,162	8.382	\$52,733	Larimer Cnty PID 56	33,866,422	10.150	\$343,744	Brands West 4	5,872,759	21.481	\$126,153
Larimer Cnty GID 11	6,932,356	5.770	\$39,999	Larimer Cnty PID 57	4,669,321	14.626	\$68,294	Cascade Ridge	7,630,515	64.326	\$490,834
Larimer Cnty GID 12	1,913,876	25.000	\$47,846	Larimer Cnty PID 58	1,672,759	19.533	\$32,674	Cen 2 Avenida Bond	2,930,850	53.355	\$156,375
Larimer Cnty GID 13A	4,914,121	11.660	\$57,298	Larimer Cnty PID 59	929,966	25.210	\$23,444	Cen 2 Hunt Mw Bond	1,447,364	53.422	\$77,321
Larimer Cnty GID 14	9,412,246	15.000	\$141,184	Larimer Cnty PID 60	1,628,003	0.138	\$225	Cen 2 Kingston Bond	3,048,421	51.160	\$155,958
Larimer Cnty GID 15	4,902,954	10.000	\$49,030	Larimer Cnty PID 61	1,022,277	20.867	\$21,332	Cen 2 Rw Flats Bond	8,260,564	49.609	\$409,798
Larimer Cnty GID 16	1,180,795	9.600	\$11,336	Larimer Cnty PID 62	1,686,207	18.213	\$30,711	Cen 2 Savanna Fourth Bond	1,373,577	49.816	\$68,425
Larimer Cnty GID 17	4,822,213	8.500	\$40,989	Larimer Cnty PID 63	5,779,518	15.832	\$91,501	Centerra 2 Flats	756,235	31.883	\$24,111
Larimer Cnty GID 18	2,901,357	12.000	\$34,816	Larimer Cnty PID 64	1,318,664	17.442	\$23,000	Centerra 2	137,010,999	64.000	\$8,768,704
Larimer Cnty GID 1991-1	754,675	29.729	\$22,436	Larimer Cnty PID 65	1,248,858	68.160	\$85,122	Centerra 2 Bond	4,969,161	12.933	\$64,266
Larimer Cnty PID 19	8,748,777	12.104	\$105,895	Larimer Cnty PID 66	3,079,468	15.839	\$48,775	Centerra 2 Res Debt	5,536,056</td		

District	Value	Levy	Revenue	District	Value	Levy	Revenue	District	Value	Levy	Revenue
Metropolitan											
Eagle Brook Meadows 1	215	9.767	\$2	Reservoirs Edge	26,574	64.443	\$1,712	Windsor Highlands 1	8,442,223	38.208	\$322,559
Eagle Brook Meadows 2	11,575,321	81.571	\$944,212	Ridge Johnstown Metro Dist. 1	135	10.740	\$1	Windsor Highlands 2	9,614,089	44.576	\$428,556
Eagle Brook Meadows 3	2,372,384	70.494	\$167,239	Ridge Johnstown Metro Dist. 2	416	10.742	\$4	Windsor Highlands 3	9,888,695	44.576	\$440,798
East Fossil Creek Ranch Metro 2	6,978,683	45.799	\$319,619	Ridge Johnstown Metro Dist. 3	9,233,401	57.080	\$527,044	Windsor Highlands 4	14,145,036	44.576	\$630,528
Encore On 34 2	3,125,951	50.000	\$156,297	Ridge Johnstown Metro Dist. 4	1,018,746	10.740	\$10,941	Windsor Highlands 5	245	44.576	\$11
Encore On 34 3	20,199	33.000	\$667	Ridge Johnstown Metro Dist. 5	509,604	10.740	\$5,473	Windsor Highlands 6	11,415,832	39.000	\$445,220
Fisher Farm 1	553	53.698	\$30	Ridge Johnstown Metro Dist. 7	3,564,762	56.138	\$200,119	Windsor Highlands 7	3,569,093	49.670	\$177,278
Fisher Farm 2	12,908	53.702	\$693	Rose Farm Acres	4,963,599	66.230	\$328,738	Windsor Highlands 8	3,374,325	49.670	\$167,602
Fisher Farm 3	37,376	53.703	\$2,007	Rudolph Farms 4	561,128	70.000	\$39,279	Windsor Highlands 9	22,412	49.670	\$1,113
Fisher Farm 4	11,363	53.702	\$610	Rudolph Farms 5	630,059	70.000	\$44,104	Windsor Highlands 10	350,636	49.670	\$17,416
Foothills	30,542,643	73.947	\$2,258,537	Rudolph Farms 6	831,726	70.000	\$58,221	Library			
Foundry Loveland	7,810,760	55.077	\$430,193	Saratoga Falls 1	6,857,039	58.342	\$400,055	Berthoud Comm. Library	427,502,367	2.357	\$1,007,615
Hammond Farm 2	9,842,121	82.652	\$813,473	Saratoga Falls 2	4,999,803	63.115	\$315,563	Estes Valley Public Library	586,165,181	4.572	\$2,679,955
Hammond Farm 3	16,035	69.814	\$1,119	Saratoga Falls 3	11,618,184	62.258	\$723,325	Lyons Regional Library	20,764,143	5.872	\$121,928
Hammond Farm 4	2,964,847	74.948	\$222,208	South Timnath 1	652,997	19.104	\$12,474	Poudre River Public Library	5,371,791,529	3.020	\$16,222,913
Harmony Technology Park	41,511,209	15.597	\$647,450	South Timnath 2	29,043,558	44.576	\$1,294,649	Red Feather Mtn Library	112,826,957	4.750	\$535,932
Heritage Ridge	16,478,442	78.280	\$1,289,935	Southridge Metro District	4,596,007	50.785	\$233,406	Pest			
Highpointe Vista 2	21,628,180	40.255	\$870,641	Southwest Timnath 1	1,855	63.680	\$118	Larimer County Pest Control	8,216,275,943	0.142	\$1,166,758
I-25/Prospect Interchange	2,048,785	7.500	\$15,366	Southwest Timnath 2	4,726,764	63.680	\$301,000	Recreation			
Johnstown North 2	29,471,808	26.851	\$791,348	Southwest Timnath 3	2,227,258	63.680	\$141,831	Estes Valley Rec & Park Dist	1,821,277	2.273	\$4,140
Johnstown North 3	14,870	26.848	\$399	Southwest Timnath 4	3,709,067	63.680	\$236,193	Estes Valley Rec & Park	584,183,621	5.198	\$3,036,589
Johnstown Plaza	27,722,078	25.554	\$708,410	The Lakes At Centerra 2	18,051,156	89.042	\$1,607,306	Thompson Rivers Park & Rec	15,374,031	3.594	\$55,253
Jpmd Special Revenue Bds	4,857,559	5.607	\$27,236	The Lakes At Centerra 3	20,743,065	88.761	\$1,841,174	Sanitation			
Jpmd/Tcmd2 2016 Ltd Bds	4,857,559	12.649	\$61,443	Thompson Crossing 2	117,959,378	17.407	\$2,053,319	South Fort Collins Sanitation	1,566,387,625	0.466	\$729,937
Kinston 2	12,520,808	86.903	\$1,088,093	Thompson Crossing 2 Bond	32,579,637	3.039	\$99,010	School			
Kinston 3	4,302	82.472	\$356	Thompson Crossing 3	1,161	90.518	\$105	Estes Park School R-3	632,087,268	28.566	\$18,056,213
Kinston 4	1,379	82.309	\$114	Thompson Crossing 4	37,339,770	95.962	\$3,583,203	Johnstown - Milliken Re5-J	1,853,037	36.243	\$67,163
Kinston 5	998,044	87.904	\$87,731	Thompson Crossing 5	1,622,969	79.496	\$129,019	Poudre R-1	5,957,278,754	54.090	\$322,229,181
Kinston 6	14	25.892	\$0	Thompson Crossing 6	6,547,191	71.657	\$469,153	St. Vrain Valley Re1-J	23,403,027	57.717	\$1,350,753
Kinston 7	14	25.892	\$0	Timnath Lakes 1	6,924,948	57.118	\$395,537	Thompson R2-J	3,830,311,539	44.836	\$171,735,875
Kinston 8	14	25.892	\$0	Timnath Lakes 2	3,402,662	26.851	\$91,365	Water			
Kinston 9	60,692	25.013	\$1,518	Timnath Lakes 3	16,168,913	56.005	\$905,534	Fort Collins - Loveland	1,607,656,544	1.350	\$2,170,350
Kinston 10	3,097,521	33.584	\$104,027	Timnath Lakes 4	2,322	53.522	\$124	North Carter Lake	7,768,268	5.400	\$41,949
Ladera 1	30	40.000	\$1	Timnath Lakes 5	545	13.356	\$7	Northern Colorado	9,328,594,314	1.000	\$9,328,825
Ladera 2	60	40.000	\$2	Timnath Ranch 1	11,807,178	45.101	\$532,507	Pinewood Springs	13,626,268	14.147	\$192,771
Lakeview Metro District	941,896	32.739	\$30,837	Timnath Ranch 2	24,924,426	57.075	\$1,422,550	Spring Canyon	27,104,309	3.019	\$81,828
Lee Farm 2	349,319	10.000	\$3,493	Timnath Ranch 3	4,573,126	36.210	\$165,593	St. Vrain & Left Hand	6,936,007	1.406	\$9,752
Lee Farm 3	307,450	10.000	\$3,075	Timnath Ranch 4	6,225,914	24.861	\$154,782	Please Note:			
Lee Farm 4	278,583	10.000	\$2,786	Trailside 2	7,953,215	57.291	\$455,645	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.			
Loveland Midtown	6,374,348	50.858	\$324,187	Trailside 3	7,054,030	57.531	\$405,830	Visit www.larimer.gov/assessor for a complete list of taxing authorities, mill levy data, and TIF revenue distribution reports.			
Mulberry 1	34,193	53.703	\$1,836	Trailside 4	6,097,100	57.306	\$349,398				
Mulberry 2	459,714	53.702	\$24,688	Trailside 5	3,065	18.259	\$56				
Mulberry 3	6,700,236	54.342	\$364,101	Trailside 6	3,628,298	44.647	\$161,992				
Mulberry 4	139,066	53.697	\$7,467	Van De Water 2	33,547,001	36.419	\$1,221,755				
Mulberry 5	1,712	53.273	\$91	Van De Water 3	12,139,301	30.864	\$374,667				
Mulberry 6	214,243	26.851	\$5,753	Waterfall 1	8,858,975	48.282	\$427,729				
Northfield 2	8,699,833	57.000	\$495,891	Waterfront	11,508,193	26.762	\$307,980				
Parkside	3,640,284	102.590	\$373,456	Waters Edge 1	14	50.000	\$1				
Praiestar 2	20,330,007	59.055	\$1,200,584	Waters Edge 2	13,248,275	50.455	\$668,442				
Praiestar 3	260,366	43.655	\$11,366	West Boyd 2	44,010	28.127	\$1,238				
Ptarmigan West 2	5,363,475	52.600	\$282,117	West Boyd 3	12,515	26.816	\$336				
Ptarmigan West 3	3,190,429	12.770	\$40,742	Wildwing Metro District	24,027,238	63.297	\$1,520,858				

Please Note:
 The list of mill levies include only those taxing authorities with a mill levy greater than zero (0). Values reflect gross assessed