

REQUEST TO RECLASSIFY VACANT PARCEL

Mail request to:

Larimer County Assessor

P.O. Box 1190

Fort Collins, CO 80522-1190

Phone: (970) 498-7050

Requirements:

In order to have a vacant parcel reclassified as residential, the following conditions must be met:

1. Both parcels must be under the same ownership;
2. Parcels must be contiguous;
3. Non-improved parcel must have a specific use that is integral to the use of the residential improvement.

List the account numbers of your properties

As of January 1 of this year, how is the vacant parcel used in conjunction with the improved parcel?

I hereby certify that the above is true and correct to the best of my knowledge.

Print Name: _____

Mailing Address: _____

E-Mail: _____

Daytime Phone: _____

Owner Signature: _____

Date: _____

Please supply the completed form to the Assessor's Office by September 15 of the current year to have the reclassification considered for the current tax year.



Request to Reclassify Vacant Parcel: Additional Information

Per Colorado Revised Statutes, section 39-1-102(14.4) (a)(I), residential land is defined as “a parcel of land upon which residential improvements are located.” The term also includes “a parcel of land without a residential improvement located thereon, if the parcel is contiguous to a parcel of residential land that has identical ownership based on the record title and contains a related improvement that is essential to the use of the residential improvement located on the identically owned residential land.”

- Contiguous definition: parcels that physically touch; except that contiguity is not interrupted by an intervening local street, alley, or common element in a common interest community.
- Related Improvement definition: A driveway, parking space or improvement other than a building, or that portion of a building designed for use predominantly as a place of residence by a person, a family or families.

Larimer County records will be used to determine whether parcels are contiguous and identically owned.

Please note: The contiguous undeveloped parcel will not be classified as residential land unless the owner/trust names are identical in the real estate records of the Clerk and Recorder, including but not limited to matching middle names or initials if used.

If you have any questions, please contact the Assessor's Office at 970-498-7050 or by email at LCAssessor@larimer.org.

Sincerely,



Bob Overbeck
Assessor

