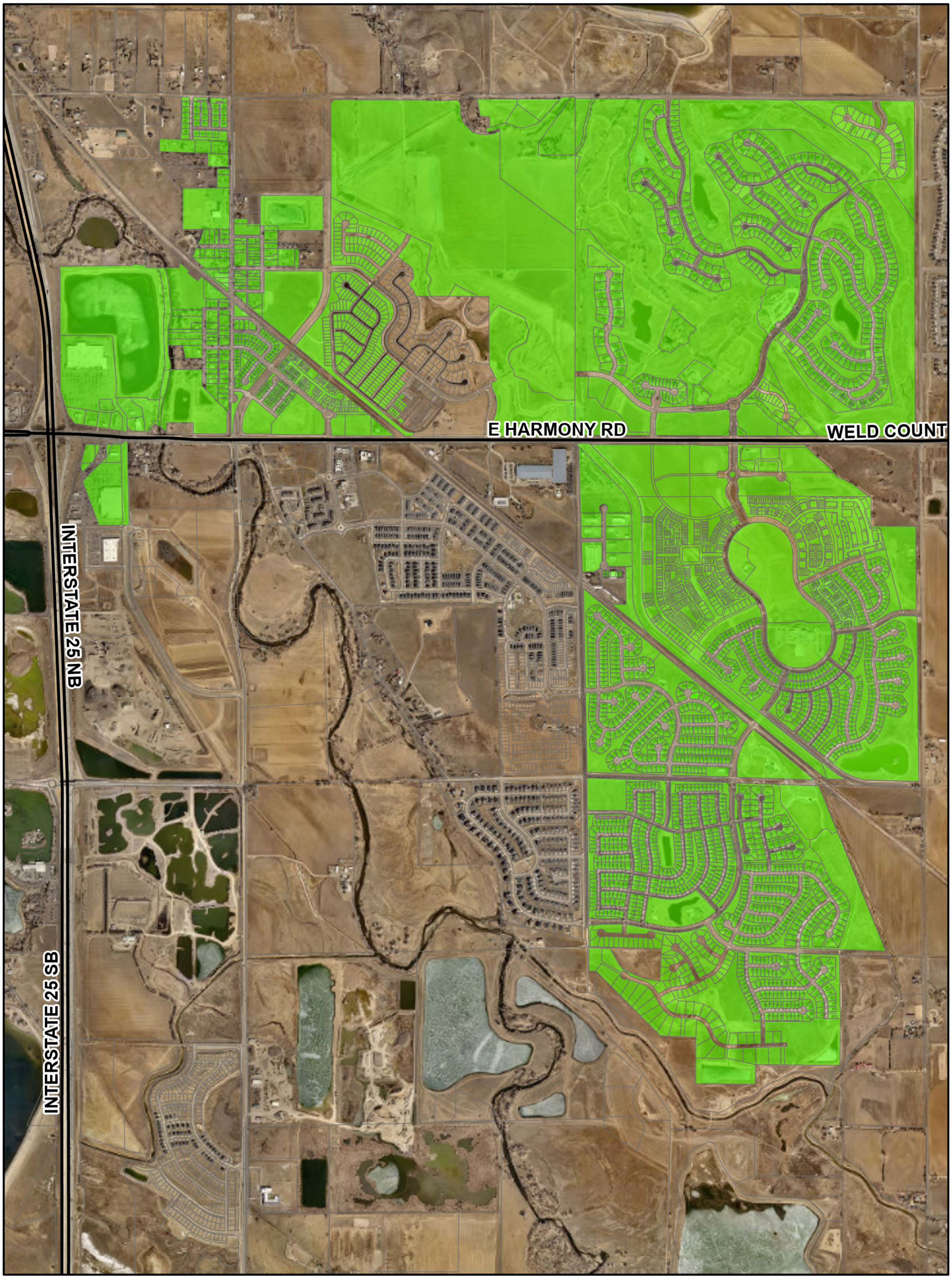
Larimer County

TIF Report

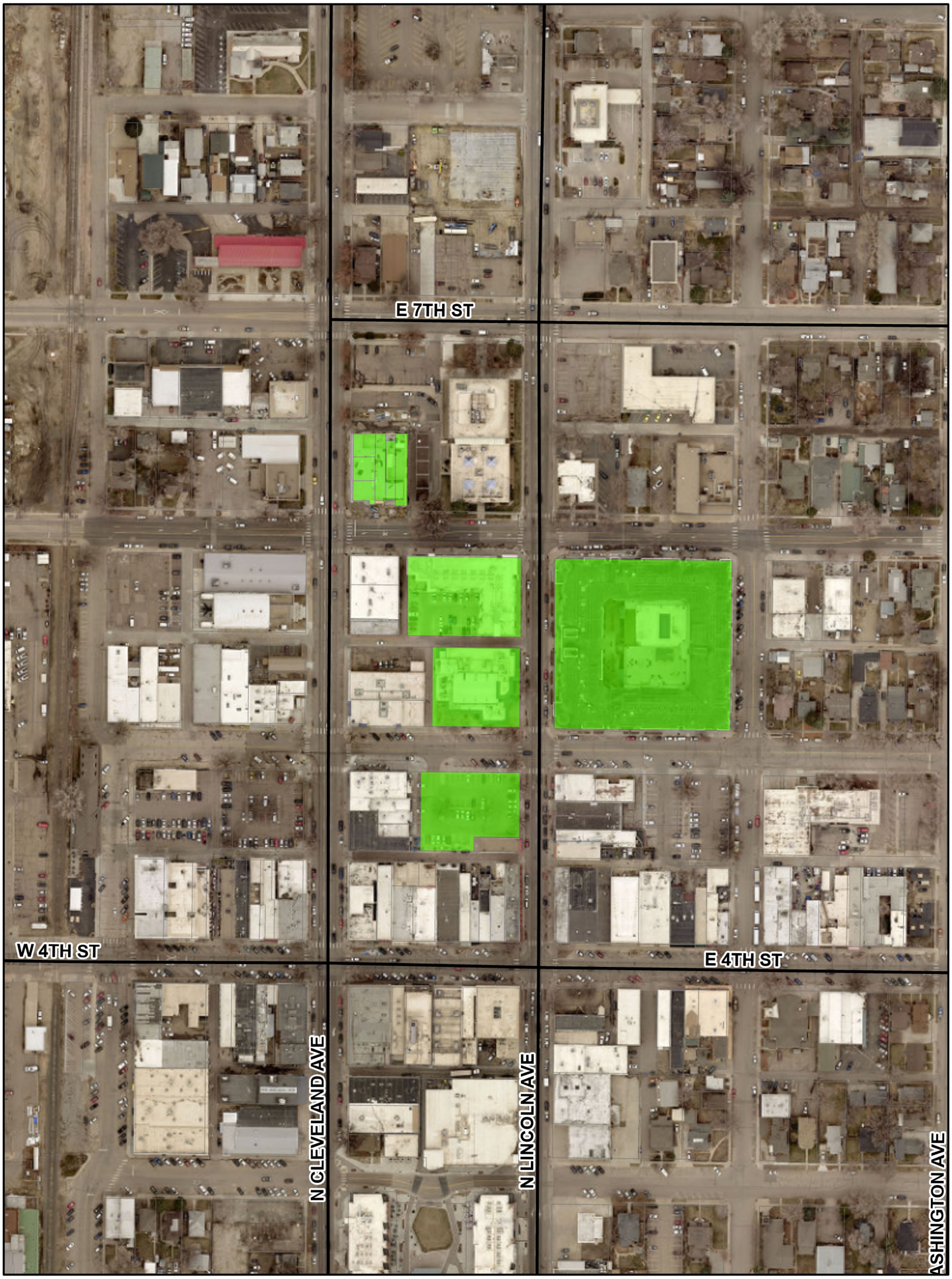
December 2025

Source: Larimer County Assessor



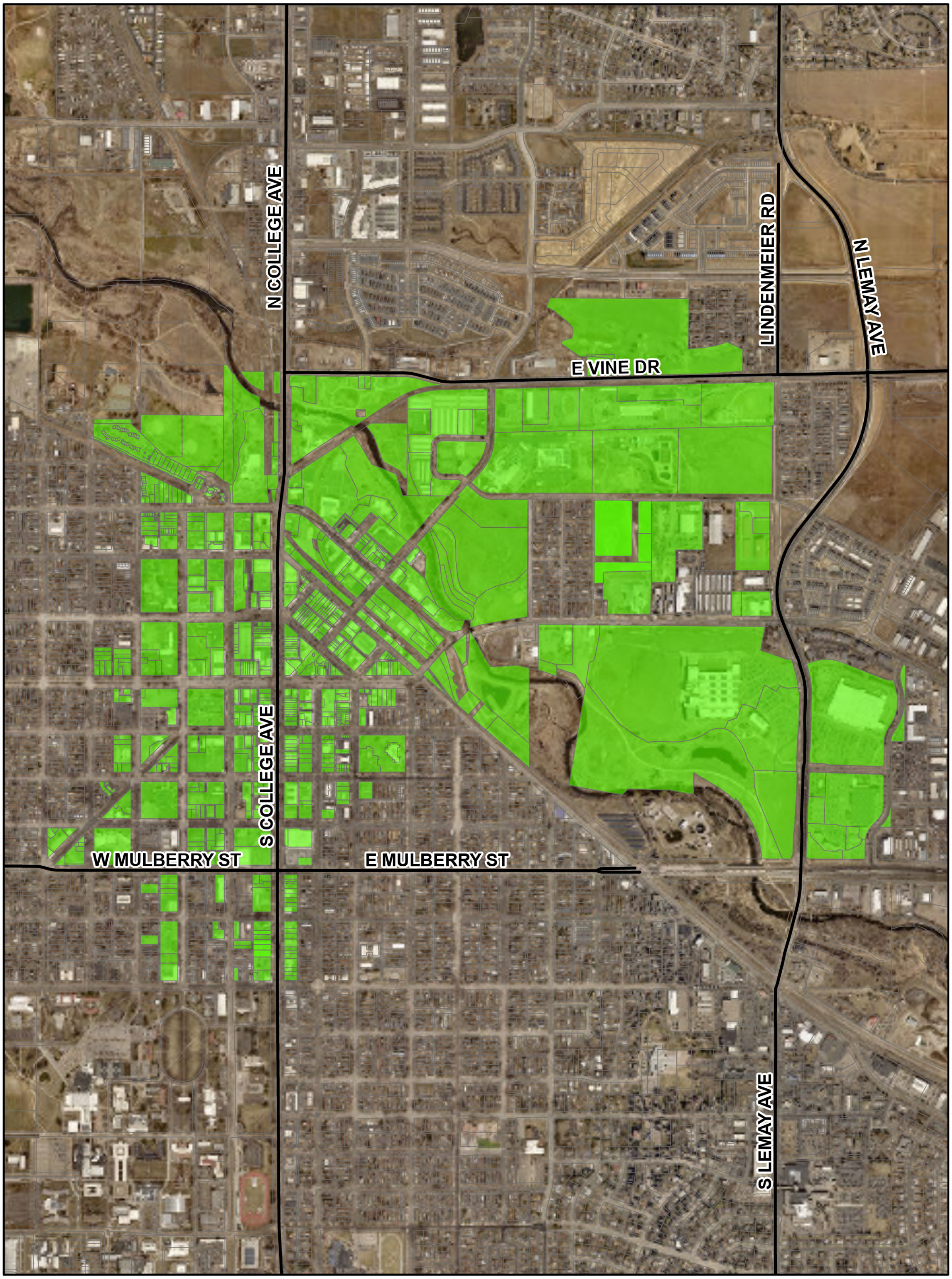
Timnath Urban Renewal Plan

December 2025



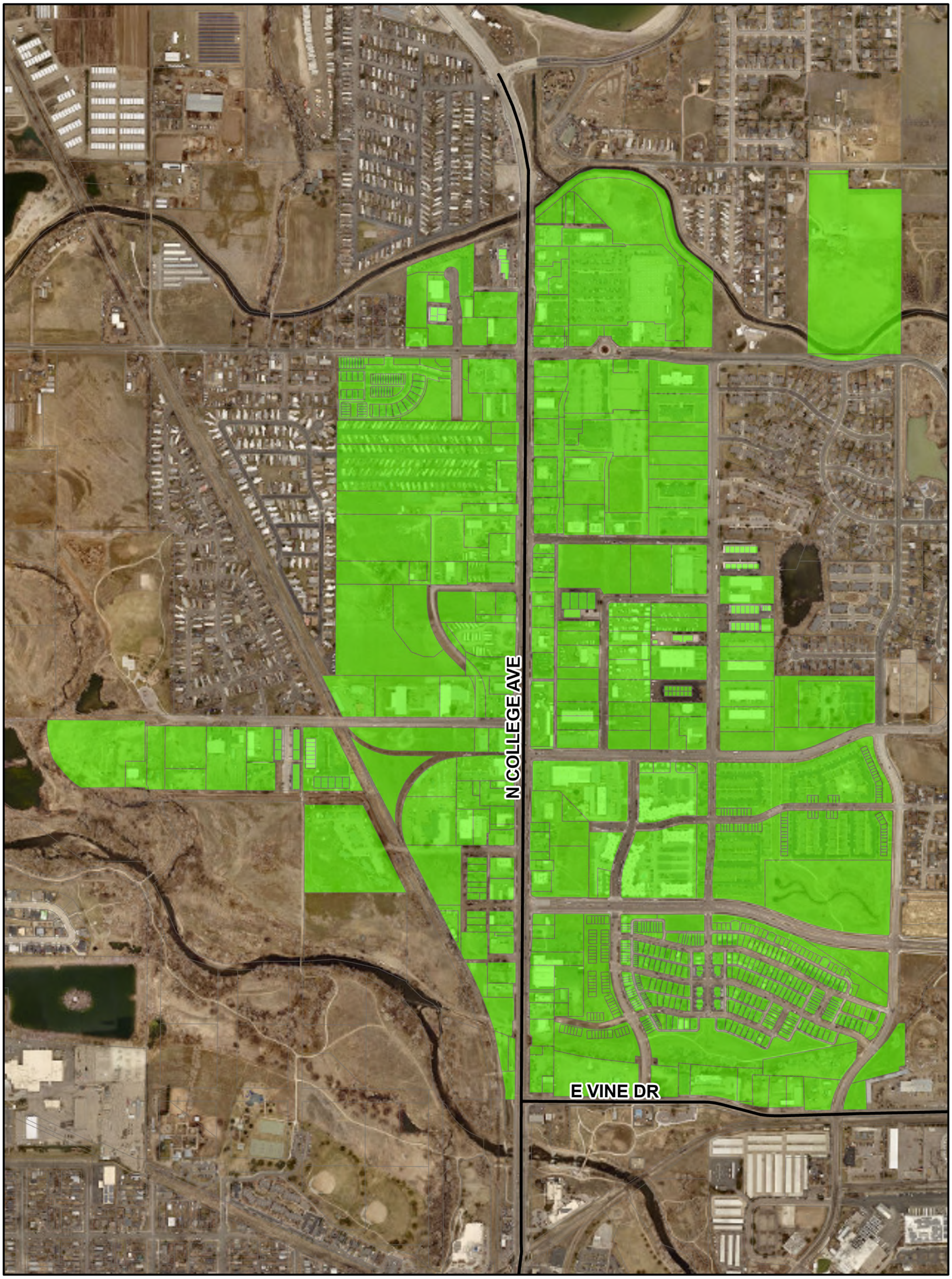
Modified Finley's Addition Plan

December 2025



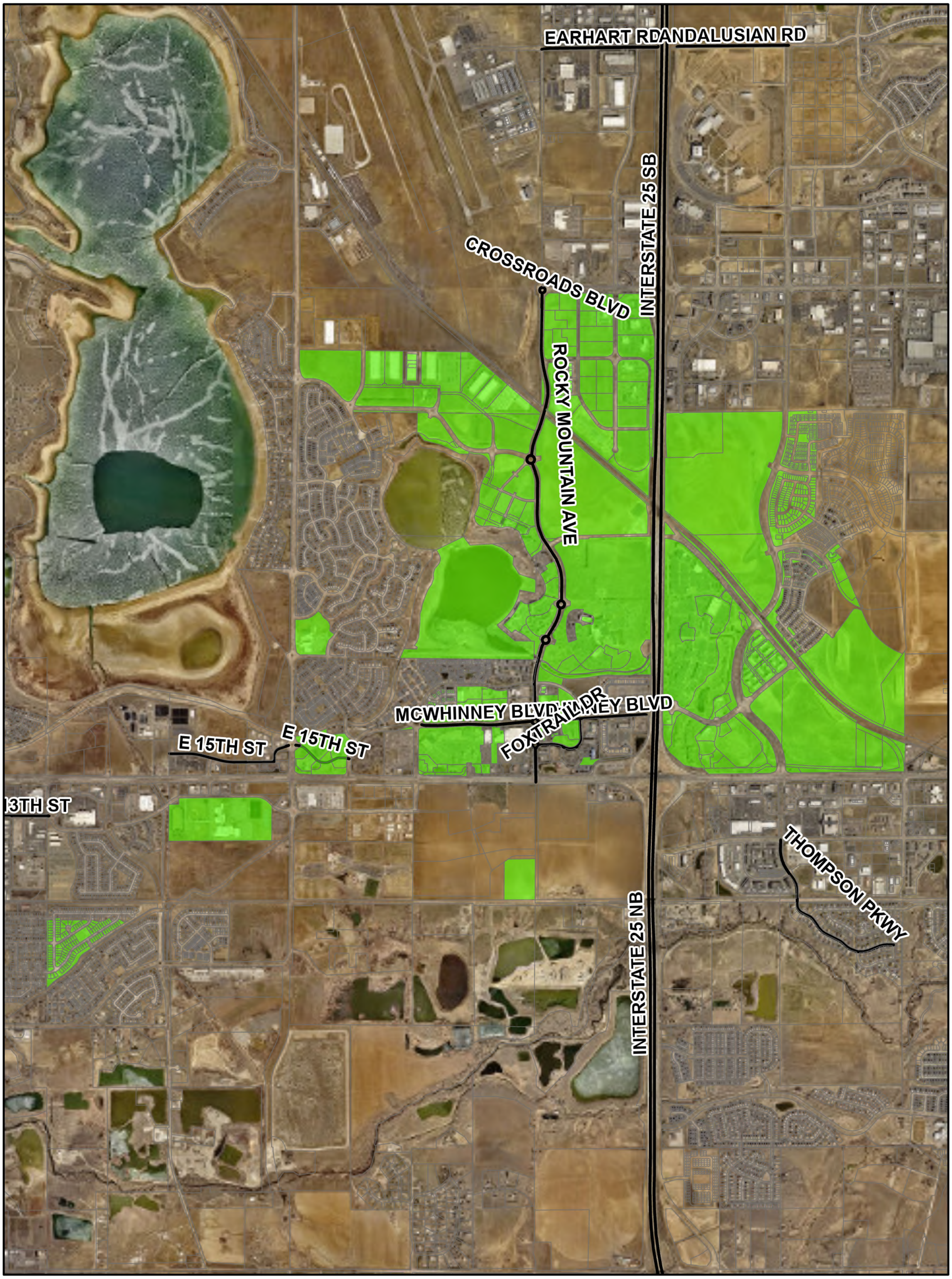
Fort Collins DDA

December 2025



North College Avenue Urban Renewal Plan

December 2025

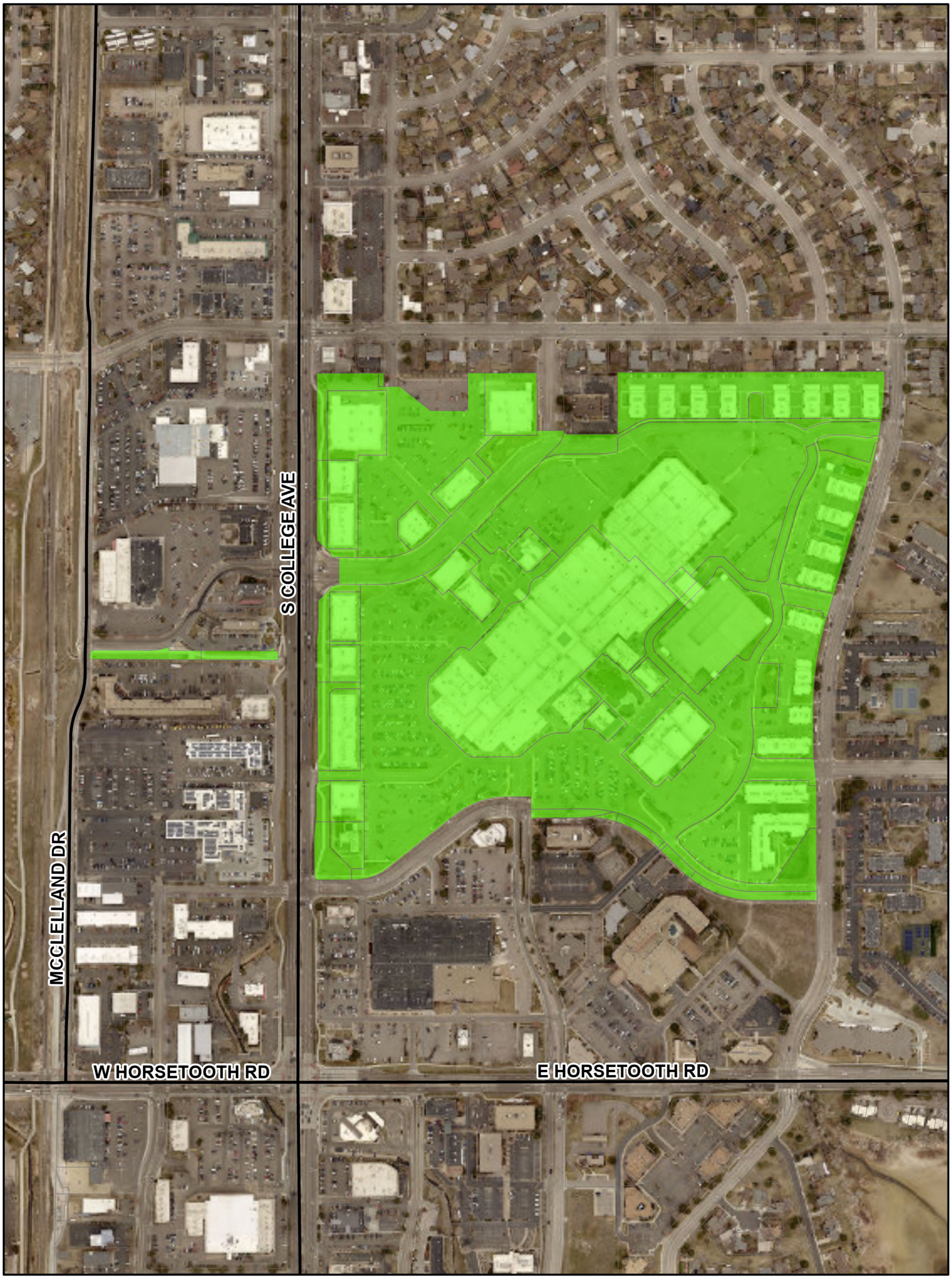


US34/Crossroads Urban Renewal Plan

December 2025

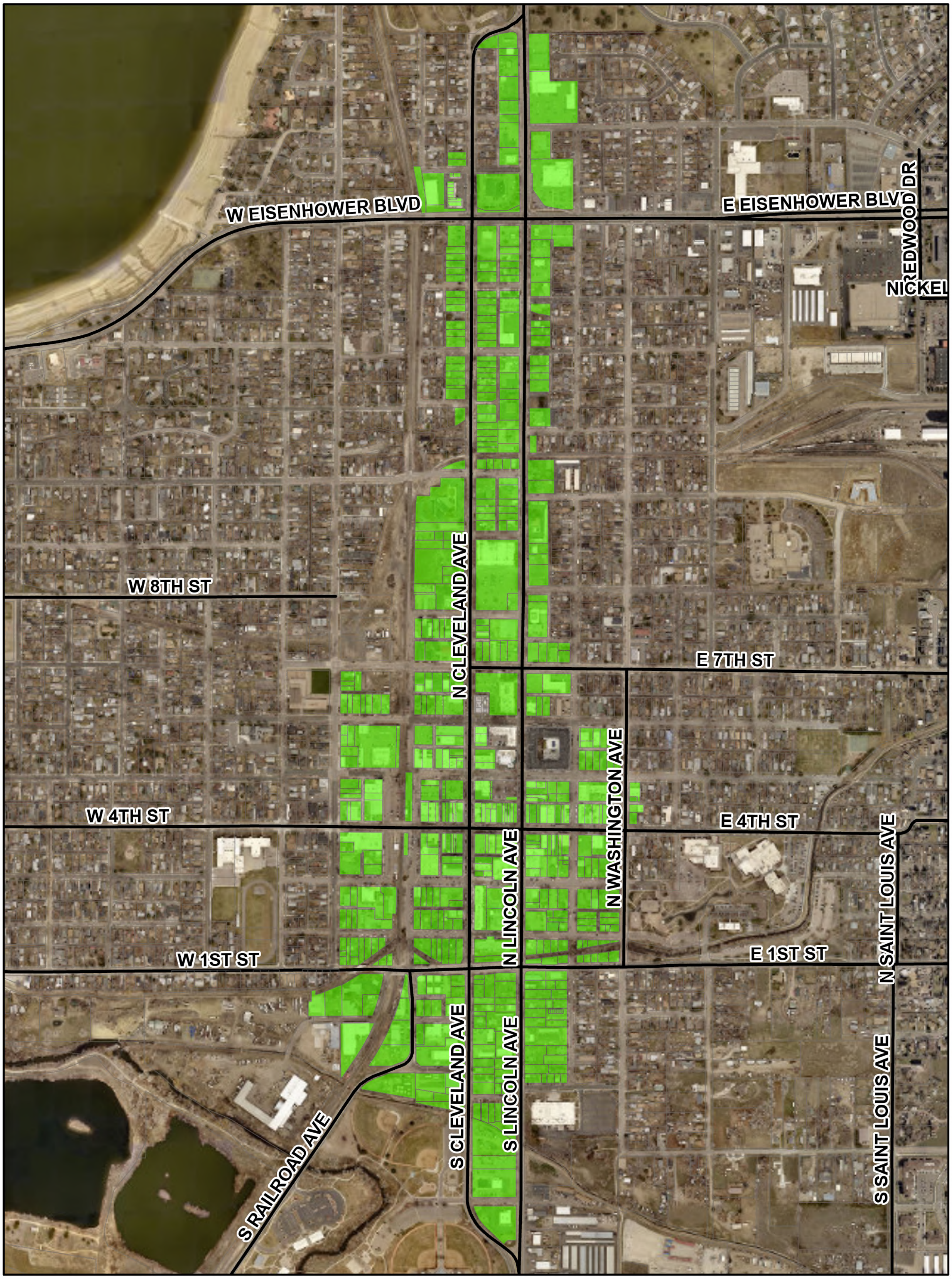
Midtown Urban Renewal Plan Prospect South TIF District

December 2025



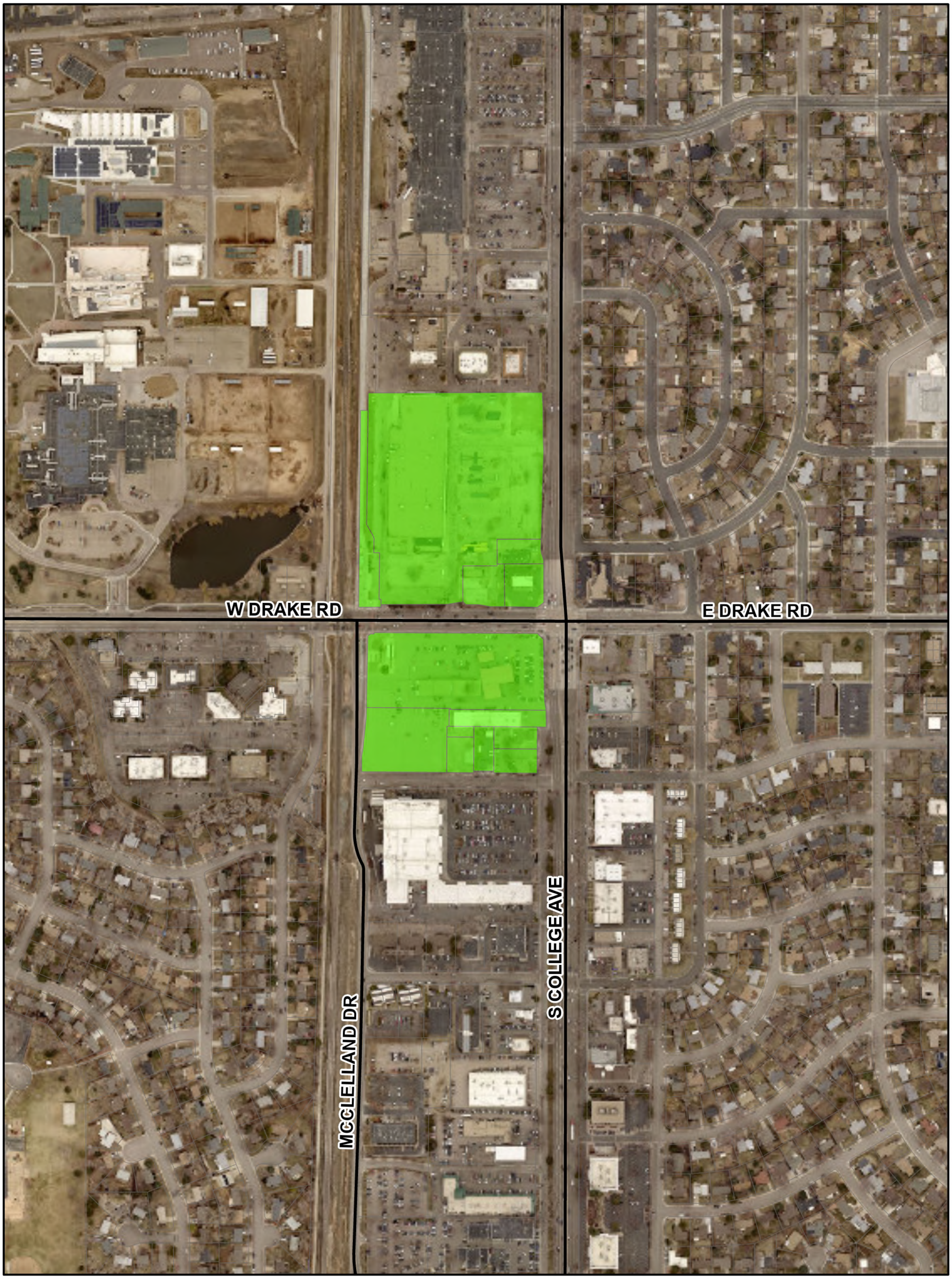
Midtown Urban Renewal Plan Foothills Mall TIF District

December 2025



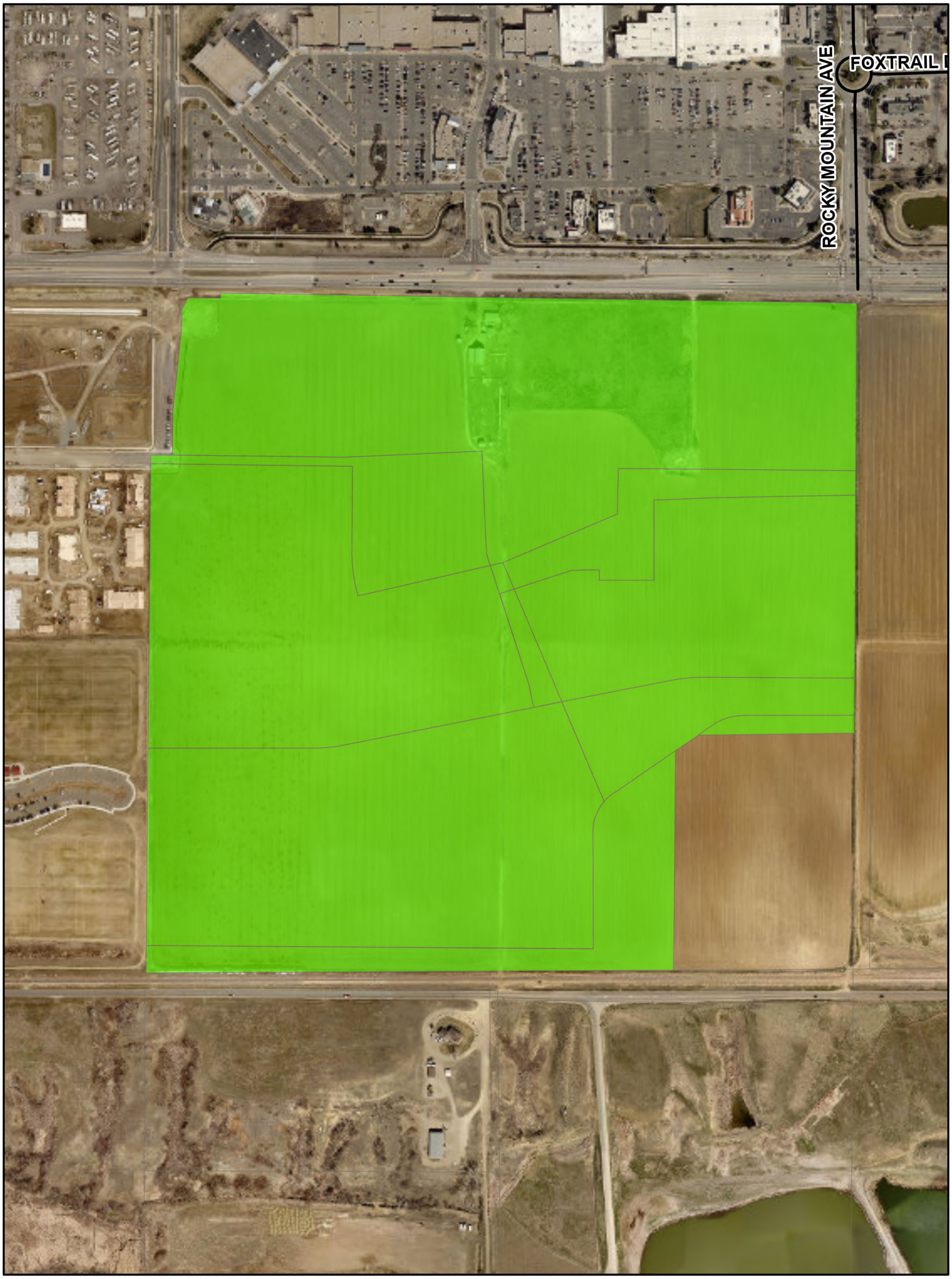
Loveland Downtown Development Authority

December 2025



College and Drake Urban Renewal Plan

December 2025



Centerra South Urban Renewal Plan

December 2025

Tif Increment Report

11/13/2025

Auth#	*Authority Name*	*Effective Base **	*Effective Increment **	*Total*
056	TIMNATH URBAN RENEWAL AUTHORITY	3,659,899	166,974,020	170,633,919
057	BLK 41 - FINLEYS ADD URP	301,062	6,875,818	7,176,880
058	FORT COLLINS DOWNTOWN DEV. AUTH	121,655,694	173,814,148	295,469,842
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	39,319,719	53,519,383	92,839,102
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	1,449,854	204,516,391	205,966,245
218	MIDTOWN URA PROSPECT SOUTH	14,394,259	11,789,517	26,183,776
226	MIDTOWN URA FOOTHILLS MALL	10,710,567	19,840,768	30,551,335
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	70,411,302	15,164,765	85,576,067
368	COLLEGE AND DRAKE URP	5,233,370	2,781,042	8,014,412
420	CENTERRA SOUTH URAN RENEWAL PLAN	93,740	0	93,740

** Base and increment values certified to taxing entities*

Increment By Tax Authority and TIF Area
11/13/2025

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	No Increment Centerra South URP
006	POUDRE R-1 SCHOOL DISTRICT	341,811,804	166,974,020		86,907,074	53,519,383		11,789,517	19,840,768		2,781,042	
011	THOMPSON R2-J SCHOOL DISTRICT	226,556,974		6,875,818			204,516,391			15,164,765		
028	LARIMER COUNTY	568,368,778	166,974,020	6,875,818	86,907,074	53,519,383	204,516,391	11,789,517	19,840,768	15,164,765	2,781,042	
032	CITY OF FORT COLLINS	261,744,858			173,814,148	53,519,383		11,789,517	19,840,768		2,781,042	
033	CITY OF LOVELAND	226,556,974		6,875,818			204,516,391			15,164,765		
034	TOWN OF TIMNATH	166,974,020	166,974,020									
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	166,090,033	166,090,033									
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	883,987	883,987									
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	341,811,804	166,974,020		86,907,074	53,519,383		11,789,517	19,840,768		2,781,042	
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	226,556,974		6,875,818			204,516,391			15,164,765		
056	TIMNATH URBAN RENEWAL AUTHORITY	166,974,020	166,974,020									
057	BLK 41 - FINLEYS ADD URP	6,875,818		6,875,818								
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	86,907,074			86,907,074							
059	FORT COLLINS G.I.D. NO. 1	90,552,041			90,552,041							
064	LARIMER COUNTY PEST CONTROL	522,486,698	164,405,446	6,772,442	75,507,547	51,216,333	177,756,830	11,186,025	18,208,923	14,675,874	2,757,278	
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	53,519,383				53,519,383						
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	12,689,773		6,019,469						6,670,304		
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	204,516,391					204,516,391					
095	BOXELDER SANITATION DISTRICT	7,040,920	2,805,885		4,235,035							
096	CHERRY HILLS SANITATION DISTRICT	21,621				21,621						
103	SOUTH FORT COLLINS SANITATION DISTRICT	163,797,224	163,797,224									
110	EAST LARIMER COUNTY WATER DISTRICT	27,284,546			15,078,873	12,205,673						
111	FORT COLLINS - LOVELAND WATER DISTRICT	166,782,913	166,782,913									
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	341,811,804	166,974,020		86,907,074	53,519,383		11,789,517	19,840,768		2,781,042	
114	LITTLE THOMPSON WATER DISTRICT	121,272,694					121,272,694					
117	NORTHERN COLORADO WATER CONS DISTRICT	568,368,778	166,974,020	6,875,818	86,907,074	53,519,383	204,516,391	11,789,517	19,840,768	15,164,765	2,781,042	
128	VAN DE WATER METRO DISTRICT NO. 2	3,242,536					3,242,536					
135	CENTERRA METRO DISTRICT NO. 1	5,446,437					5,446,437					
136	CENTERRA METRO DISTRICT NO. 2	135,788,121					135,788,121					
137	CENTERRA METRO DISTRICT NO. 3	705,075					705,075					
138	CENTERRA METRO DISTRICT NO. 4	135,788,121					135,788,121					
145	CENTERRA METRO DISTRICT NO. 5	40,814,129					40,814,129					
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	6,716,165	6,716,165									
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	3,362,252	3,362,252									
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	7,980,744	7,980,744									
165	SOUTH TIMNATH METRO DISTRICT NO. 1	634,166	634,166									
166	SOUTH TIMNATH METRO DISTRICT NO. 2	28,213,227	28,213,227									
176	TIMNATH RANCH METRO DISTRICT NO. 1	11,585,067	11,585,067									
177	TIMNATH RANCH METRO DISTRICT NO. 2	24,145,367	24,145,367									
178	TIMNATH RANCH METRO DISTRICT NO. 3	4,514,510	4,514,510									
179	TIMNATH RANCH METRO DISTRICT NO. 4	6,154,785	6,154,785									
180	CENTERRA METRO DISTRICT NO. 2 BOND	2,179,441					2,179,441					
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	5,445,970					5,445,970					
218	MIDTOWN URA PROSPECT SOUTH	11,789,517						11,789,517				
225	FOOTHILLS METRO DISTRICT	19,840,241							19,840,241			
226	MIDTOWN URA FOOTHILLS MALL	19,840,768							19,840,768			
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	15,164,765								15,164,765		
269	FOUNDRY LOVELAND METRO DISTRICT	1,419,401								1,419,401		
330	CENTERRA 2 FLATS	746,529					746,529					
350	TOWN OF TIMNATH TIMNATH LANDING GID	18,319,082	18,319,082									
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	2,781,042									2,781,042	
371	KINSTON METRO DISTRICT NO. 2	687,603					687,603					
372	KINSTON METRO DISTRICT NO. 3	2,197					2,197					
373	KINSTON METRO DISTRICT NO. 4	105					105					
379	KINSTON METRO DISTRICT NO. 10	3,031,950					3,031,950					
381	CEN 2 RW FLATS BOND	8,208,202					8,208,202					
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	2,304	2,304									
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	134	134									
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	134	134									
416	CEN 2 AVENIDA BOND	2,913,303					2,913,303					
417	CEN 2 HUNT MW BOND	1,437,833					1,437,833					
418	CEN 2 KINSTON BOND	3,031,950					3,031,950					
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRICT	11,161,389		2,012,664						9,148,725		

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

Year 21
Reappraisal 2025
11/13/2025

	Prior year base and increment				
		Prior Year Base	3,534,266	2.3716%	
	+	Prior Year Increment	145,491,928	97.6284%	
	=	Prior Year Total Value	149,026,194	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	-404,246	-9,449	-394,797
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-404,246	-9,449	-394,797
		Corrected Prior Year Base	3,524,817	2.3717%	
	+	Corrected Prior Year Increment	145,097,131	97.6283%	
	=	Corrected Prior Year Total Value	148,621,948	100.0000%	
Step 2:	**Current year total valuation for assessment**		170,633,919		
		less corrected prior year total value	148,621,948		
Step 3:	**Total value change from prior year**		22,011,971		
Step 4:	**Non-reassessment changes**				
	+	New Construction	7,544,930		
	+	New Personal Property	401,822		
	+	Classification Changes	5,469,291		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	185,759		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	2,714,595		
	=	Total non-reassessment changes	16,316,397		
Step 5:	**Reassessment changes**				
		Total value change from prior year	22,011,971		
	-	Value change due to non-reassessment	16,316,397		
	=	Value change due to reassessment	5,695,574		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	5,695,574		
	x	Prior year Base %	2.3717%		
	=	Reassessment change allocated to Base	135,082		
		Total value change due to reassessment	5,695,574		
	x	Prior year Increment %	97.6283%		
	=	Reassessment change allocated to Increment	5,560,492		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	16,316,397		
	+	Reassessment change allocated to increment	5,560,492		
	=	Total Increment change	21,876,889		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	135,082		
	+	Prior Year Base Value	3,524,817		
	=	Current Year Total Base Value	3,659,899		
		Increment:			
		Increment change from Step 7	21,876,889		
	+	Prior Year Increment Value	145,097,131		
	=	Current Year Total Increment Value	166,974,020		
		Current Year Total Assessed Value	170,633,919		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	3,659,899	2.1449%	
	+	Current Year Increment	166,974,020	97.8551%	
	=	Current Year Total	170,633,919	100.0000%	

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

Year 21
Reappraisal 2025
11/13/2025

	Prior year base and increment				
		Prior Year Base	289,646	4.7765%	
	+	Prior Year Increment	5,774,377	95.2235%	
	=	Prior Year Total Value	6,064,023	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	-54,016	-2,580	-51,436
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-54,016	-2,580	-51,436
		Corrected Prior Year Base	287,066	4.7765%	
	+	Corrected Prior Year Increment	5,722,941	95.2235%	
	=	Corrected Prior Year Total Value	6,010,007	100.0000%	
Step 2:	**Current year total valuation for assessment**		7,176,880		
		less corrected prior year total value	6,010,007		
Step 3:	**Total value change from prior year**		1,166,873		
Step 4:	**Non-reassessment changes**				
	+	New Construction	622,800		
	+	New Personal Property	0		
	+	Classification Changes	251,057		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	0		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	0		
	=	Total non-reassessment changes	873,857		
Step 5:	**Reassessment changes**				
		Total value change from prior year	1,166,873		
	-	Value change due to non-reassessment	873,857		
	=	Value change due to reassessment	293,016		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	293,016		
	x	Prior year Base %	4.7765%		
	=	Reassessment change allocated to Base	13,996		
		Total value change due to reassessment	293,016		
	x	Prior year Increment %	95.2235%		
	=	Reassessment change allocated to Increment	279,020		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	873,857		
	+	Reassessment change allocated to increment	279,020		
	=	Total Increment change	1,152,877		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	13,996		
	+	Prior Year Base Value	287,066		
	=	Current Year Total Base Value	301,062		
		Increment:			
		Increment change from Step 7	1,152,877		
	+	Prior Year Increment Value	5,722,941		
	=	Current Year Total Increment Value	6,875,818		
		Current Year Total Assessed Value	7,176,880		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	301,062	4.1949%	
	+	Current Year Increment	6,875,818	95.8051%	
	=	Current Year Total	7,176,880	100.0000%	

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

Year 45
Reappraisal 2025
11/13/2025

	Prior year base and increment				
		Prior Year Base	112,926,987	41.3939%	
	+	Prior Year Increment	159,883,441	58.6061%	
	=	Prior Year Total Value	272,810,428	100.0000%	
	Advance base and increment (SB08-170)				
		Prior Year Base	113,153,361	41.4769%	
	+	Prior Year Increment	159,657,067	58.5231%	
	=	Prior Year Total Value	272,810,428	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusion	0	0	0
	+	Tax Roll Corrections	-4,520,856	-1,018,932	-3,501,924
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-4,520,856	-1,018,932	-3,501,924
		Corrected Prior Year Base	112,134,429	41.7960%	
	+	Corrected Prior Year Increment	156,155,143	58.2040%	
	=	Corrected Prior Year Total Value	268,289,572	100.0000%	
Step 2:	**Current year total valuation for assessment**		295,469,842		
		less corrected prior year total value	268,289,572		
Step 3:	**Total value change from prior year**		27,180,270		
Step 4:	**Non-reassessment changes**				
	+	New Construction	3,875,002		
	+	New Personal Property	510,912		
	+	Classification Changes	-314,346		
	+	Destroyed/demolished	-57,379		
	+	Platting/splits/assemblage of land parcels	394,379		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	-8,624		
	=	Total non-reassessment changes	4,399,944		
Step 5:	**Reassessment changes**				
		Total value change from prior year	27,180,270		
	-	Value change due to non-reassessment	4,399,944		
	=	Value change due to reassessment	22,780,326		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	22,780,326		
	x	Prior year Base %	41.7960%		
	=	Reassessment change allocated to Base	9,521,265		
		Total value change due to reassessment	22,780,326		
	x	Prior year Increment %	58.2040%		
	=	Reassessment change allocated to Increment	13,259,061		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	4,399,944		
	+	Reassessment change allocated to increment	13,259,061		
	=	Total Increment change	17,659,005		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	9,521,265		
	+	Prior Year Base Value	112,134,429		
	=	Current Year Total Base Value	121,655,694		
		Increment:			
		Increment change from Step 7	17,659,005		
	+	Prior Year Increment Value	156,155,143		
	=	Current Year Total Increment Value	173,814,148		
		Current Year Total Assessed Value	295,469,842		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	121,655,694	41.1736%	
	+	Current Year Increment	173,814,148	58.8264%	
	=	Current Year Total	295,469,842	100.0000%	

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

Year 21
Reappraisal 2025
11/13/25

	Prior year base and increment			
	Prior Year Base	34,527,847	42.8485%	
	+ Prior Year Increment	46,053,459	57.1515%	
	= Prior Year Total Value	80,581,306	100.0000%	
Step 1:	**Corrections to prior year values**	Adjustment	Base Adj	Inc Adj
	+ Inclusions	0	0	0
	+ Tax Roll Corrections	-139,320	0	-139,320
	+ Other Adjustments	0	0	0
	= Total Adjustments	-139,320	0	-139,320
	Corrected Prior Year Base	34,527,847	42.9227%	
	+ Corrected Prior Year Increment	45,914,139	57.0773%	
	= Corrected Prior Year Total Value	80,441,986	100.0000%	
Step 2:	**Current year total valuation for assessment**	92,839,102		
	less corrected prior year total value	80,441,986		
Step 3:	**Total value change from prior year**	12,397,116		
Step 4:	**Non-reassessment changes**			
	+ New Construction	20,827		
	+ New Personal Property	-47,111		
	+ Classification Changes	989,982		
	+ Destroyed/demolished	0		
	+ Platting/splits/assemblage of land parcels	269,461		
	+ Unusual conditions	0		
	+ Infrastructure/Mitigation/Environmental	0		
	+ Other	0		
	= Total non-reassessment changes	1,233,159		
Step 5:	**Reassessment changes**			
	Total value change from prior year	12,397,116		
	- Value change due to non-reassessment	1,233,159		
	= Value change due to reassessment	11,163,957		
Step 6:	**Reassessment proportionate adjustment**			
	Total value change due to reassessment	11,163,957		
	x Prior year Base %	42.9227%		
	= Reassessment change allocated to Base	4,791,872		
	Total value change due to reassessment	11,163,957		
	x Prior year Increment %	57.0773%		
	= Reassessment change allocated to Increment	6,372,085		
Step 7:	**Total increment change**			
	Non-Reassessment Changes from Step 4	1,233,159		
	+ Reassessment change allocated to increment	6,372,085		
	= Total Increment change	7,605,244		
Step 8:	**Current year base and increment values**			
	Base:			
	Reassessment change allocated in Step 6	4,791,872		
	+ Prior Year Base Value	34,527,847		
	= Current Year Total Base Value	39,319,719		
	Increment:			
	Increment change from Step 7	7,605,244		
	+ Prior Year Increment Value	45,914,139		
	= Current Year Total Increment Value	53,519,383		
	Current Year Total Assessed Value	92,839,102		
Step 9:	**Current year base and incrment percentages**			
	Current Year Base	39,319,719	42.3525%	
	+ Current Year Increment	53,519,383	57.6475%	
	= Current Year Total	92,839,102	100.0000%	

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

Year 22
Reappraisal 2025
11/13/2025

	Prior year base and increment				
		Prior Year Base	1,290,523	0.7227%	
	+	Prior Year Increment	177,288,628	99.2773%	
	=	Prior Year Total Value	178,579,151	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
		Tax Roll Corrections	-502,200	-3,630	-498,570
	=	Total Prior Year Adjustments	-502,200	-3,630	-498,570
		Corrected Prior Year Base	1,286,893	0.7227%	
	+	Corrected Prior Year Increment	176,790,058	99.2773%	
	=	Corrected Prior Year Total Value	178,076,951	100.0000%	
	URA Parcel Exclusions		Adjustment	Base Adj	Inc Adj
		Flex Parcels Removed from URA	-672	-5	-667
		Adjusted Base	1,286,888	0.7227%	
		Adjusted Increment	176,789,391	99.2773%	
		Adjusted Total Value	178,076,279	100.0000%	
Step 2:	**Current year total valuation for assessment**		205,966,245		
		less corrected prior year total value	178,076,279		
Step 3:	**Total value change from prior year**		27,889,966		
Step 4:	**Non-reassessment changes**				
	+	New Construction	6,597,538		
	+	New Personal Property	735,756		
	+	Classification Changes	-1,981,755		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	279		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	-11,415		
	=	Total non-reassessment changes	5,340,403		
Step 5:	**Reassessment changes**				
		Total value change from prior year	27,889,966		
	-	Value change due to non-reassessment	5,340,403		
	=	Value change due to reassessment	22,549,563		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	22,549,563		
	x	Prior year Base %	0.7227%		
	=	Reassessment change allocated to Base	162,966		
		Total value change due to reassessment	22,549,563		
	x	Prior year Increment %	99.2773%		
	=	Reassessment change allocated to Increment	22,386,597		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	5,340,403		
	+	Reassessment change allocated to increment	22,386,597		
	=	Total Increment change	27,727,000		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	162,966		
	+	Prior Year Base Value	1,286,888		
	=	Current Year Total Base Value	1,449,854		
		Increment:			
		Increment change from Step 7	27,727,000		
	+	Prior Year Increment Value	176,789,391		
	=	Current Year Total Increment Value	204,516,391		
		Current Year Total Assessed Value	205,966,245		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	1,449,854	0.7039%	
	+	Current Year Increment	204,516,391	99.2961%	
	=	Current Year Total	205,966,245	100.0000%	

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

Year 14
Reappraisal 2025
11/13/2025

	Prior year base and increment				
		Prior Year Base	11,855,680	54.8857%	
	+	Prior Year Increment	9,745,005	45.1143%	
	=	Prior Year Total Value	21,600,685	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	(34,691)	-	-34,691
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-34,691	0	-34,691
		Corrected Prior Year Base	11,855,680	54.9740%	
	+	Corrected Prior Year Increment	9,710,314	45.0260%	
	=	Corrected Prior Year Total Value	21,565,994	100.0000%	
Step 2:	**Current year total valuation for assessment**		26,183,776		
		less corrected prior year total value	21,565,994		
Step 3:	**Total value change from prior year**		4,617,782		
Step 4:	**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 5:	**Reassessment changes**				
		Total value change from prior year	4,617,782		
	-	Value change due to non-reassessment	0		
	=	Value change due to reassessment	4,617,782		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	4,617,782		
	x	Prior year Base %	54.9740%		
	=	Reassessment change allocated to Base	2,538,579		
		Total value change due to reassessment	4,617,782		
	x	Prior year Increment %	45.0260%		
	=	Reassessment change allocated to Increment	2,079,203		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	0		
	+	Reassessment change allocated to increment	2,079,203		
	=	Total Increment change	2,079,203		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	2,538,579		
	+	Prior Year Base Value	11,855,680		
	=	Current Year Total Base Value	14,394,259		
		Increment:			
		Increment change from Step 7	2,079,203		
	+	Prior Year Increment Value	9,710,314		
	=	Current Year Total Increment Value	11,789,517		
		Current Year Total Assessed Value	26,183,776		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	14,394,259	54.9740%	
	+	Current Year Increment	11,789,517	45.0260%	
	=	Current Year Total	26,183,776	100.0000%	

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

Year 13
Reappraisal 2025
11/13/2025

Prior year base and increment				
	Prior Year Base	8,076,455	35.1931%	
+	Prior Year Increment	14,872,501	64.8069%	
=	Prior Year Total Value	22,948,956	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	8,076,455	35.1931%	
+	Corrected Prior Year Increment	14,872,501	64.8069%	
=	Corrected Prior Year Total Value	22,948,956	100.0000%	

Step 2: Current year total valuation for assessment		30,551,335
	less corrected prior year total value	22,948,956
Step 3: Total value change from prior year		7,602,379
Step 4: Non-reassessment changes		
+	New Construction	0
+	New Personal Property	117,639
+	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	117,639
Step 5: Reassessment changes		
	Total value change from prior year	7,602,379
-	Value change due to non-reassessment	117,639
=	Value change due to reassessment	7,484,740
Step 6: Reassessment proportionate adjustment		
	Total value change due to reassessment	7,484,740
x	Prior year Base %	35.1931%
=	Reassessment change allocated to Base	2,634,112
	Total value change due to reassessment	7,484,740
x	Prior year Increment %	64.8069%
=	Reassessment change allocated to Increment	4,850,628
Step 7: Total increment change		
	Non-Reassessment Changes from Step 4	117,639
+	Reassessment change allocated to increment	4,850,628
=	Total Increment change	4,968,267
Step 8: Current year base and increment values		
	Base:	
	Reassessment change allocated in Step 6	2,634,112
+	Prior Year Base Value	8,076,455
=	Current Year Total Base Value	10,710,567
	Increment:	
	Increment change from Step 7	4,968,267
+	Prior Year Increment Value	14,872,501
=	Current Year Total Increment Value	19,840,768
	Current Year Total Assessed Value	30,551,335

Step 9: Current year base and incrment percentages			
	Current Year Base	10,710,567	35.0576%
+	Current Year Increment	19,840,768	64.9424%
=	Current Year Total	30,551,335	100.0000%

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

Year 9
Reappraisal 2025
11/13/2025

	Adjusted Prior year base and increment			
	Prior Year Base	61,656,236	82.8650%	
	+ Prior Year Increment	12,749,410	17.1350%	
	= Prior Year Total Value	74,405,646	100.0000%	
Step 1:	**Corrections to prior year values**	Adjustment	Base Adj	Inc Adj
	+ Exclusions	0	0	0
	+ Tax Roll Corrections	-907,421	-751,934	-155,487
	+ Other Adjustments	0	0	0
	= Total Adjustments	-907,421	-751,934	-155,487
	Corrected Prior Year Base	60,904,302	82.8650%	
	+ Corrected Prior Year Increment	12,593,923	17.1350%	
	= Corrected Prior Year Total Value	73,498,225	100.0000%	
Step 2:	**Current year total valuation for assessment**	85,576,067		
	less corrected prior year total value	73,498,225		
Step 3:	**Total value change from prior year**	12,077,842		
Step 4:	**Non-reassessment changes**			
	+ New Construction	161,666		
	+ New Personal Property	69,405		
	+ Classification Changes	373,893		
	+ Destroyed/demolished	0		
	+ Platting/splits/assemblage of land parcels	0		
	+ Unusual conditions	0		
	+ Infrastructure/Mitigation/Environmental	0		
	+ Other	0		
	= Total non-reassessment changes	604,964		
Step 5:	**Reassessment changes**			
	Total value change from prior year	12,077,842		
	- Value change due to non-reassessment	604,964		
	= Value change due to reassessment	11,472,878		
Step 6:	**Reassessment proportionate adjustment**			
	Total value change due to reassessment	11,472,878		
	x Prior year Base %	82.8650%		
	= Reassessment change allocated to Base	9,507,000		
	Total value change due to reassessment	11,472,878		
	x Prior year Increment %	17.1350%		
	= Reassessment change allocated to Increment	1,965,878		
Step 7:	**Total increment change**			
	Non-Reassessment Changes from Step 4	604,964		
	+ Reassessment change allocated to increment	1,965,878		
	= Total Increment change	2,570,842		
Step 8:	**Current year base and increment values**			
	Base:			
	Reassessment change allocated in Step 6	9,507,000		
	+ Prior Year Base Value	60,904,302		
	= Current Year Total Base Value	70,411,302		
	Increment:			
	Increment change from Step 7	2,570,842		
	+ Prior Year Increment Value	12,593,923		
	= Current Year Total Increment Value	15,164,765		
	Current Year Total Assessed Value	85,576,067		
Step 9:	**Current year base and incrment percentages**			
	Current Year Base	70,411,302	82.2792%	
	+ Current Year Increment	15,164,765	17.7208%	
	= Current Year Total	85,576,067	100.0000%	

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

Year 6
Reappraisal 2025
11/13/2025

Prior year base and increment				
Prior Year Base	4,464,857	125.9723%		
+ Prior Year Increment	-920,540	-25.9723%		
= Prior Year Total Value	3,544,317	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	4,464,857	125.9723%		
+ Corrected Prior Year Increment	-920,540	-25.9723%		
= Corrected Prior Year Total Value	3,544,317	100.0000%		
Step 2: Current year total valuation for assessment	8,014,412			
less corrected prior year total value	3,544,317			
Step 3: Total value change from prior year	4,470,095			
Step 4: Non-reassessment changes				
+ New Construction	3,888,027			
+ New Personal Property	0			
+ Classification Changes	-38,719			
+ Destroyed/demolished	0			
+ Platting/splits/assemblage of land parcels	10,722			
+ Unusual conditions	0			
+ Infrastructure/Mitigation/Environmental	0			
+ Other	0			
= Total non-reassessment changes	3,860,030			
Step 5: Reassessment changes				
Total value change from prior year	4,470,095			
- Value change due to non-reassessment	3,860,030			
= Value change due to reassessment	610,065			
Step 6: Reassessment proportionate adjustment				
Total value change due to reassessment	610,065			
x Prior year Base %	125.9723%			
= Reassessment change allocated to Base	768,513			
Total value change due to reassessment	610,065			
x Prior year Increment %	-25.9723%			
= Reassessment change allocated to Increment	-158,448			
Step 7: Total increment change				
Non-Reassessment Changes from Step 4	3,860,030			
+ Reassessment change allocated to increment	-158,448			
= Total Increment change	3,701,582			
Step 8: Current year base and increment values				
Base:				
Reassessment change allocated in Step 6	768,513			
+ Prior Year Base Value	4,464,857			
= Current Year Total Base Value	5,233,370			
Increment:				
Increment change from Step 7	3,701,582			
+ Prior Year Increment Value	-920,540			
= Current Year Total Increment Value	2,781,042			
Current Year Total Assessed Value	8,014,412			
Step 9: Current year base and incrment percentages				
Current Year Base	5,233,370	65.2995%		
+ Current Year Increment	2,781,042	34.7005%		
= Current Year Total	8,014,412	100.0000%		

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

Year 3
Reappraisal Year
11/13/2025

	Prior Year base and increment				
		Prior Year Base	69,956	100.0000%	
	+	Prior Year Increment	0	0.0000%	
	=	Prior Year Total Value	69,956	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	69,956	100.0000%	
	+	Corrected Prior Year Increment	0	0.0000%	
	=	Corrected Prior Year Total Value	69,956	100.0000%	
Step 2:	**Current year total valuation for assessment**		93,740		
		less corrected prior year total value	69,956		
Step 3:	**Total value change from prior year**		23,784		
Step 4a:	**Ag land inclusion to market value adjustment, per 31-25-107(9)(g), C.R.S.**				
			Market Value		
	See AgMktAdjustment tab		-29,073,706		
			Assessed Value		
			-7,849,900		
	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	14,400		
	=	Total non-reassessment changes	14,400		
Step 4c:	**Increment Gain, if any**				
		Step 4a value	-7,849,900		
	+	Step 4b value	14,400		
		If negative report 0	-7,835,500	0	
Step 5:	**Reassessment changes**				
		Total value change from prior year	23,784		
	-	Value change due to non-reassessment	0		
	=	Value change due to reassessment	23,784		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	23,784		
	x	Prior year Base %	100.0000%		
	=	Reassessment change allocated to Base	23,784		
		Total value change due to reassessment	23,784		
	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	23,784		
	+	Prior Year Base Value	69,956		
	=	Current Year Total Base Value	93,740		
		Increment:			
		Increment change from Step 7	0		
	+	Prior Year Increment Value	0		
	=	Current Year Total Increment Value	0		
		Current Year Total Assessed Value	93,740		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	93,740	100.0000%	
	+	Current Year Increment	0	0.0000%	
	=	Current Year Total	93,740	100.0000%	

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

Year 2
Reappraisal Year
12/20/2024
CORRECTED WORKSHEET

	Prior Year base and increment				
		Prior Year Base	69,956	100.0000%	
	+	Prior Year Increment	0	0.0000%	
	=	Prior Year Total Value	69,956	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	69,956	100.0000%	
	+	Corrected Prior Year Increment	0	0.0000%	
	=	Corrected Prior Year Total Value	69,956	100.0000%	
Step 2:	**Current year total valuation for assessment**		69,956		
		less corrected prior year total value	69,956		
Step 3:	**Total value change from prior year**		0		
Step 4a:	**Ag land inclusion to market value adjustment, per 31-25-107(9)(g), C.R.S.**				
			Market Value		
	See AgMktAdjustment tab		13,001,125		
			Assessed Value		
			-3,627,313		
	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	-3,627,313		
	+	Step 4b value	0		
		If negative report 0	-3,627,313	0	
Step 5:	**Reassessment changes**				
		Total value change from prior year	0		
	-	Value change due to non-reassessment	0		
	=	Value change due to reassessment	0		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	0		
	x	Prior year Base %	100.0000%		
	=	Reassessment change allocated to Base	0		
		Total value change due to reassessment	0		
	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	0		
	+	Prior Year Base Value	69,956		
	=	Current Year Total Base Value	69,956		
		Increment:			
		Increment change from Step 7	0		
	+	Prior Year Increment Value	0		
	=	Current Year Total Increment Value	0		
		Current Year Total Assessed Value	69,956		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	69,956	100.0000%	
	+	Current Year Increment	0	0.0000%	
	=	Current Year Total	69,956	100.0000%	

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

Year 1
Reappraisal Year
12/31/2023
CORRECTED WORKSHEET

	Initial base and increment			
	Prior Year Base	57,569	100.0000%	
	+ Prior Year Increment	0	0.0000%	
	= Prior Year Total Value	57,569	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	57,569	100.0000%	
	+ Corrected Prior Year Increment	0	0.0000%	
	= Corrected Prior Year Total Value	57,569	100.0000%	
Step 2:	**Current year total valuation for assessment**	69,956		
	less corrected prior year total value	57,569		
Step 3:	**Total value change from prior year**	12,387		
Step 4a:	**Ag land inclusion to market value adjustment, per 31-25-107(9)(g), C.R.S.**			
		Market Value		
	See AgMktAdjustment tab	-13,001,125		
		Assessed Value		
		-3,627,313		
	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	-3,627,313		
	+ Step 4b value	0		
	If negative report 0	-3,627,313	0	
Step 5:	**Reassessment changes**			
	Total value change from prior year	12,387		
	- Value change due to non-reassessment	0		
	= Value change due to reassessment	12,387		
Step 6:	**Reassessment proportionate adjustment**			
	Total value change due to reassessment	12,387		
	x Prior year Base %	100.0000%		
	= Reassessment change allocated to Base	12,387		
	Total value change due to reassessment	12,387		
	x Prior year Increment %	0.0000%		
	= Reassessment change allocated to Increment	0		
Step 7:	**Total increment change**			
	Non-Reassessment Changes from Step 4	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	12,387		
	+ Prior Year Base Value	57,569		
	= Current Year Total Base Value	69,956		
	Increment:			
	Increment change from Step 7	0		
	+ Prior Year Increment Value	0		
	= Current Year Total Increment Value	0		
	Current Year Total Assessed Value	69,956		
Step 9:	**Current year base and incrment percentages**			
	Current Year Base	69,956	100.0000%	
	+ Current Year Increment	0	0.0000%	
	= Current Year Total	69,956	100.0000%	

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	2,356,578,489	2,340,680,788	-15,897,701	-0.67%	570,667	570,667	0	0.00%	2,357,149,156	2,341,251,455	-15,897,701	-0.67%
Vacant	403,585,380	399,652,605	-3,932,775	-0.97%	0	0	0	N/A	403,585,380	399,652,605	-3,932,775	-0.97%
Residential	5,448,326,251	5,438,763,696	-9,562,555	-0.18%	0	0	0	N/A	5,448,326,251	5,438,763,696	-9,562,555	-0.18%
Commercial	2,908,203,233	2,847,465,950	-60,737,283	-2.09%	204,834,758	203,098,146	-1,736,612	-0.85%	3,113,037,991	3,050,564,096	-62,473,895	-2.01%
Industrial	305,614,998	301,317,489	-4,297,509	-1.41%	283,538,240	283,248,111	-290,129	-0.10%	589,153,238	584,565,600	-4,587,638	-0.78%
Agricultural	32,231,205	32,234,587	3,382	0.01%	1,260,039	1,259,874	-165	-0.01%	33,491,244	33,494,461	3,217	0.01%
Natural Resource	2,047,124	2,047,124	0	0.00%	4,350,209	4,350,209	0	0.00%	6,397,333	6,397,333	0	0.00%
Oil & Gas	50,911,438	50,923,557	12,119	0.02%	8,616,343	8,616,343	0	0.00%	59,527,781	59,539,900	12,119	0.02%
State Assessed	12,589,000	12,589,000	0	0.00%	163,058,000	163,058,700	700	0.00%	175,647,000	175,647,700	700	0.00%
Total	**11,520,087,118**	**11,425,674,796**	**-94,412,322**	**-0.82%**	**666,228,256**	**664,202,050**	**-2,026,206**	**-0.30%**	**12,186,315,374**	**12,089,876,846**	**-96,438,528**	**-0.79%**
Less Exempt	2,356,578,489	2,340,680,788	-15,897,701		570,667	570,667	0		2,357,149,156	2,341,251,455	-15,897,701	
Total (Taxable)	9,163,508,629	9,084,994,008	-78,514,621	**-0.86%**	665,657,589	663,631,383	-2,026,206	**-0.30%**	9,829,166,218	9,748,625,391	-80,540,827	**-0.82%**

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	4,370,888	4,349,153	-21,735	-0.50%	3,810	3,810	0	0.00%	4,374,698	4,352,963	-21,735	-0.50%
Vacant	16,234,058	15,668,281	-565,777	-3.49%	0	0	0	N/A	16,234,058	15,668,281	-565,777	-3.49%
Residential	119,305,568	119,259,787	-45,781	-0.04%	0	0	0	N/A	119,305,568	119,259,787	-45,781	-0.04%
Commercial	30,117,906	29,792,826	-325,080	-1.08%	2,484,341	2,478,471	-5,870	-0.24%	32,602,247	32,271,297	-330,950	-1.02%
Industrial	890,973	890,973	0	0.00%	185,747	185,747	0	0.00%	1,076,720	1,076,720	0	0.00%
Agricultural	21,961	21,961	0	0.00%	0	0	0	N/A	21,961	21,961	0	0.00%
Natural Resource	673	673	0	0.00%	0	0	0	N/A	673	673	0	0.00%
State Assessed	22,000	22,000	0	0.00%	2,313,200	2,313,200	0	0.00%	2,335,200	2,335,200	0	0.00%
Total	**170,964,027**	**170,005,654**	**-958,373**	**-0.56%**	**4,987,098**	**4,981,228**	**-5,870**	**-0.12%**	**175,951,125**	**174,986,882**	**-964,243**	**-0.55%**
Less Exempt	4,370,888	4,349,153	-21,735		3,810	3,810	0		4,374,698	4,352,963	-21,735	
Total (Taxable)	166,593,139	165,656,501	-936,638	**-0.56%**	4,983,288	4,977,418	-5,870	**-0.12%**	171,576,427	170,633,919	-942,508	**-0.55%**

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	1,084,766	0	0.00%	0	0	0	N/A	1,084,766	1,084,766	0	0.00%
Vacant	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Residential	5,010,514	5,010,514	0	0.00%	0	0	0	N/A	5,010,514	5,010,514	0	0.00%
Commercial	2,052,756	2,052,702	-54	0.00%	107,814	107,814	0	0.00%	2,160,570	2,160,516	-54	0.00%
State Assessed	50	50	0	0.00%	5,800	5,800	0	0.00%	5,850	5,850	0	0.00%
Total	**8,148,086**	**8,148,032**	**-54**	**0.00%**	**113,614**	**113,614**	**0**	**0.00%**	**8,261,700**	**8,261,646**	**-54**	**0.00%**
Less Exempt	1,084,766	1,084,766	0		0	0	0		1,084,766	1,084,766	0	
Total (Taxable)	7,063,320	7,063,266	-54	**0.00%**	113,614	113,614	0	**0.00%**	7,176,934	7,176,880	-54	**0.00%**

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	102,489,124	102,333,526	-155,598	-0.15%	12,401	12,401	0	0.00%	102,501,525	102,345,927	-155,598	-0.15%
Vacant	4,549,721	4,471,798	-77,923	-1.71%	0	0	0	N/A	4,549,721	4,471,798	-77,923	-1.71%
Residential	34,310,594	34,068,067	-242,527	-0.71%	0	0	0	N/A	34,310,594	34,068,067	-242,527	-0.71%
Commercial	191,789,011	187,674,076	-4,114,935	-2.15%	9,374,457	9,345,289	-29,168	-0.31%	201,163,468	197,019,365	-4,144,103	-2.06%
Industrial	24,899,670	24,536,385	-363,285	-1.46%	28,511,011	28,511,011	0	0.00%	53,410,681	53,047,396	-363,285	-0.68%
Natural Resource	110	110	0	0.00%	0	0	0	N/A	110	110	0	0.00%
State Assessed	1,006,143	1,006,143	0	0.00%	5,856,928	5,856,963	35	0.00%	6,863,071	6,863,106	35	0.00%
Total	**359,044,373**	**354,090,105**	**-4,954,268**	**-1.38%**	**43,754,797**	**43,725,664**	**-29,133**	**-0.07%**	**402,799,170**	**397,815,769**	**-4,983,401**	**-1.24%**
Less Exempt	102,489,124	102,333,526	-155,598		12,401	12,401	0		102,501,525	102,345,927	-155,598	
Total (Taxable)	256,555,249	251,756,579	-4,798,670	**-1.87%**	43,742,396	43,713,263	-29,133	**-0.07%**	300,297,645	295,469,842	-4,827,803	**-1.61%**

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	11,166,484	11,348,289	181,805	1.63%	3,550	3,550	0	0.00%	11,170,034	11,351,839	181,805	1.63%
Vacant	5,634,309	5,559,693	-74,616	-1.32%	0	0	0	N/A	5,634,309	5,559,693	-74,616	-1.32%
Residential	25,329,578	25,245,702	-83,876	-0.33%	0	0	0	N/A	25,329,578	25,245,702	-83,876	-0.33%
Commercial	58,215,996	57,346,137	-869,859	-1.49%	2,961,342	2,804,140	-157,202	-5.31%	61,177,338	60,150,277	-1,027,061	-1.68%
Industrial	378,000	378,000	0	0.00%	1,176,930	1,176,930	0	0.00%	1,554,930	1,554,930	0	0.00%
Agricultural	3,308	3,308	0	0.00%	0	0	0	N/A	3,308	3,308	0	0.00%
Natural Resource	92	92	0	0.00%	0	0	0	N/A	92	92	0	0.00%
State Assessed	2,900	2,900	0	0.00%	322,200	322,200	0	0.00%	325,100	325,100	0	0.00%
Total	**100,730,667**	**99,884,121**	**-846,546**	**-0.84%**	**4,464,022**	**4,306,820**	**-157,202**	**-3.52%**	**105,194,689**	**104,190,941**	**-1,003,748**	**-0.95%**
Less Exempt	11,166,484	11,348,289	181,805		3,550	3,550	0		11,170,034	11,351,839	181,805	
Total (Taxable)	89,564,183	88,535,832	-1,028,351	**-1.15%**	4,460,472	4,303,270	-157,202	**-3.52%**	94,024,655	92,839,102	-1,185,553	**-1.26%**

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	122,346,280	121,911,504	-434,776	-0.36%	81,691	81,691	0	0.00%	122,427,971	121,993,195	-434,776	-0.36%
Vacant	3,794,684	3,794,434	-250	-0.01%	0	0	0	N/A	3,794,684	3,794,434	-250	-0.01%
Residential	25,533,831	25,532,206	-1,625	-0.01%	0	0	0	N/A	25,533,831	25,532,206	-1,625	-0.01%
Commercial	148,877,568	147,357,306	-1,520,262	-1.02%	19,639,295	19,543,350	-95,945	-0.49%	168,516,863	166,900,656	-1,616,207	-0.96%
Industrial	5,939,973	5,939,973	0	0.00%	3,423,479	3,423,479	0	0.00%	9,363,452	9,363,452	0	0.00%
Agricultural	36,697	36,697	0	0.00%	0	0	0	N/A	36,697	36,697	0	0.00%
Oil & Gas	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
State Assessed	3,000	3,000	0	0.00%	335,800	335,800	0	0.00%	338,800	338,800	0	0.00%
Total	**306,532,033**	**304,575,120**	**-1,956,913**	**-0.64%**	**23,480,265**	**23,384,320**	**-95,945**	**-0.41%**	**330,012,298**	**327,959,440**	**-2,052,858**	**-0.62%**
Less Exempt	122,346,280	121,911,504	-434,776		81,691	81,691	0		122,427,971	121,993,195	-434,776	
Total (Taxable)	184,185,753	182,663,616	-1,522,137	**-0.83%**	23,398,574	23,302,629	-95,945	**-0.41%**	207,584,327	205,966,245	-1,618,082	**-0.78%**

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	1,072,306	0	0.00%	0	0	0	N/A	1,072,306	1,072,306	0	0.00%
Vacant	135	135	0	0.00%	0	0	0	N/A	135	135	0	0.00%
Residential	6,142,495	6,059,964	-82,531	-1.34%	0	0	0	N/A	6,142,495	6,059,964	-82,531	-1.34%
Commercial	19,303,569	18,725,850	-577,719	-2.99%	1,312,213	1,259,965	-52,248	-3.98%	20,615,782	19,985,815	-629,967	-3.06%
Industrial	0	0	0	N/A	77,250	77,250	0	0.00%	77,250	77,250	0	0.00%
State Assessed	1,750	1,750	0	0.00%	58,862	58,862	0	0.00%	60,612	60,612	0	0.00%
Total	**26,520,255**	**25,860,005**	**-660,250**	**-2.49%**	**1,448,325**	**1,396,077**	**-52,248**	**-3.61%**	**27,968,580**	**27,256,082**	**-712,498**	**-2.55%**
Less Exempt	1,072,306	1,072,306	0		0	0	0		1,072,306	1,072,306	0	
Total (Taxable)	25,447,949	24,787,699	-660,250	**-2.59%**	1,448,325	1,396,077	-52,248	**-3.61%**	26,896,274	26,183,776	-712,498	**-2.65%**

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	10,732,214	0	0.00%	0	0	0	N/A	10,732,214	10,732,214	0	0.00%
Vacant	945	945	0	0.00%	0	0	0	N/A	945	945	0	0.00%
Residential	7,150,288	7,150,288	0	0.00%	0	0	0	N/A	7,150,288	7,150,288	0	0.00%
Commercial	20,817,297	20,817,297	0	0.00%	2,506,480	2,506,480	0	0.00%	23,323,777	23,323,777	0	0.00%
Industrial	0	0	0	N/A	18,247	0	-18,247	########	18,247	0	-18,247	########
State Assessed	2,627	2,627	0	0.00%	73,698	73,698	0	0.00%	76,325	76,325	0	0.00%
Total	**38,703,371**	**38,703,371**	**0**	**0.00%**	**2,598,425**	**2,580,178**	**-18,247**	**-0.70%**	**41,301,796**	**41,283,549**	**-18,247**	**-0.04%**
Less Exempt	10,732,214	10,732,214	0		0	0	0		10,732,214	10,732,214	0	
Total (Taxable)	27,971,157	27,971,157	0	**0.00%**	2,598,425	2,580,178	-18,247	**-0.70%**	30,569,582	30,551,335	-18,247	**-0.06%**

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	17,283,660	17,284,451	791	0.00%	8,343	8,343	0	0.00%	17,292,003	17,292,794	791	0.00%
Vacant	378,701	378,701	0	0.00%	0	0	0	N/A	378,701	378,701	0	0.00%
Residential	9,924,185	9,840,804	-83,381	-0.84%	0	0	0	N/A	9,924,185	9,840,804	-83,381	-0.84%
Commercial	69,729,123	68,784,501	-944,622	-1.35%	2,966,239	2,457,728	-508,511	-17.14%	72,695,362	71,242,229	-1,453,133	-2.00%
Industrial	1,709,316	1,709,316	0	0.00%	231,042	231,042	0	0.00%	1,940,358	1,940,358	0	0.00%
State Assessed	412,929	412,929	0	0.00%	1,761,032	1,761,046	14	0.00%	2,173,961	2,173,975	14	0.00%
Total	**99,437,914**	**98,410,702**	**-1,027,212**	**-1.03%**	**4,966,656**	**4,458,159**	**-508,497**	**-10.24%**	**104,404,570**	**102,868,861**	**-1,535,709**	**-1.47%**
Less Exempt	17,283,660	17,284,451	791		8,343	8,343	0		17,292,003	17,292,794	791	
Total (Taxable)	82,154,254	81,126,251	-1,028,003	**-1.25%**	4,958,313	4,449,816	-508,497	**-10.26%**	87,112,567	85,576,067	-1,536,500	**-1.76%**

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	135	0	0.00%	0	0	0	N/A	135	135	0	0.00%
Vacant	121,576	121,576	0	0.00%	0	0	0	N/A	121,576	121,576	0	0.00%
Commercial	8,263,512	7,809,480	-454,032	-5.49%	68,356	68,356	0	0.00%	8,331,868	7,877,836	-454,032	-5.45%
State Assessed	400	400	0	0.00%	14,600	14,600	0	0.00%	15,000	15,000	0	0.00%
Total	**8,385,623**	**7,931,591**	**-454,032**	**-5.41%**	**82,956**	**82,956**	**0**	**0.00%**	**8,468,579**	**8,014,547**	**-454,032**	**-5.36%**
Less Exempt	135	135	0		0	0	0		135	135	0	
Total (Taxable)	8,385,488	7,931,456	-454,032	**-5.41%**	82,956	82,956	0	**0.00%**	8,468,444	8,014,412	-454,032	**-5.36%**

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
Residential	43,138	42,819	-319	-0.74%	0	0	0	N/A	43,138	42,819	-319	-0.74%
Agricultural	36,531	36,521	-10	-0.03%	0	0	0	N/A	36,531	36,521	-10	-0.03%
State Assessed	100	100	0	0.00%	14,300	14,300	0	0.00%	14,400	14,400	0	0.00%
Total	**79,769**	**79,440**	**-329**	**-0.41%**	**14,300**	**14,300**	**0**	**0.00%**	**94,069**	**93,740**	**-329**	**-0.35%**
Less Exempt	0	0	0		0	0	0		0	0	0	
Total (Taxable)	79,769	79,440	-329	**-0.41%**	14,300	14,300	0	**0.00%**	94,069	93,740	-329	**-0.35%**

Increment for Certification Letters

11/13/2025

Auth #	Authority Name	Gross Assessed	Increment	Net Assessed
006	POUDRE R-1 SCHOOL DISTRICT	5,957,225,203	341,811,804	5,615,413,399
011	THOMPSON R2-J SCHOOL DISTRICT	3,830,196,687	226,556,974	3,603,639,713
028	LARIMER COUNTY	9,748,625,391	568,368,778	9,180,256,613
032	CITY OF FORT COLLINS	3,908,941,722	261,744,858	3,647,196,864
033	CITY OF LOVELAND	2,142,407,023	226,556,974	1,915,850,049
034	TOWN OF TIMNATH	282,648,361	166,974,020	115,674,341
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	1,111,155,124	166,090,033	945,065,091
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	295,008,488	883,987	294,124,501
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	5,592,331,835	341,811,804	5,250,520,031
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	3,570,000,118	226,556,974	3,343,443,144
056	TIMNATH URBAN RENEWAL AUTHORITY	170,633,919	166,974,020	3,659,899
057	BLK 41 - FINLEYS ADD URP	7,176,880	6,875,818	301,062
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	295,469,842	86,907,074	208,562,768
059	FORT COLLINS G.I.D. NO. 1	168,564,782	90,552,041	78,012,741
064	LARIMER COUNTY PEST CONTROL	8,216,102,889	522,486,698	7,693,616,191
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	92,839,102	53,519,383	39,319,719
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	44,996,828	12,689,773	32,307,055
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	205,966,245	204,516,391	1,449,854
095	BOXELDER SANITATION DISTRICT	528,693,180	7,040,920	521,652,260
096	CHERRY HILLS SANITATION DISTRICT	86,396,472	21,621	86,374,851
103	SOUTH FORT COLLINS SANITATION DISTRICT	1,566,324,419	163,797,224	1,402,527,195
110	EAST LARIMER COUNTY WATER DISTRICT	836,532,839	27,284,546	809,248,293
111	FORT COLLINS - LOVELAND WATER DISTRICT	1,607,599,587	166,782,913	1,440,816,674
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	5,371,719,276	341,811,804	5,029,907,472
114	LITTLE THOMPSON WATER DISTRICT	896,678,043	121,272,694	775,405,349
117	NORTHERN COLORADO WATER CONS DISTRICT	9,328,408,125	568,368,778	8,760,039,347
128	VAN DE WATER METRO DISTRICT NO. 2	33,547,001	3,242,536	30,304,465
135	CENTERRA METRO DISTRICT NO. 1	5,537,025	5,446,437	90,588
136	CENTERRA METRO DISTRICT NO. 2	137,010,999	135,788,121	1,222,878
137	CENTERRA METRO DISTRICT NO. 3	13,622,181	705,075	12,917,106
138	CENTERRA METRO DISTRICT NO. 4	137,010,999	135,788,121	1,222,878
145	CENTERRA METRO DISTRICT NO. 5	41,047,455	40,814,129	233,326
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	6,924,948	6,716,165	208,783
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	3,402,662	3,362,252	40,410
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	16,168,913	7,980,744	8,188,169
165	SOUTH TIMNATH METRO DISTRICT NO. 1	652,997	634,166	18,831
166	SOUTH TIMNATH METRO DISTRICT NO. 2	29,043,558	28,213,227	830,331
176	TIMNATH RANCH METRO DISTRICT NO. 1	11,807,178	11,585,067	222,111
177	TIMNATH RANCH METRO DISTRICT NO. 2	24,924,426	24,145,367	779,059
178	TIMNATH RANCH METRO DISTRICT NO. 3	4,573,126	4,514,510	58,616
179	TIMNATH RANCH METRO DISTRICT NO. 4	6,225,914	6,154,785	71,129
180	CENTERRA METRO DISTRICT NO. 2 BOND	4,969,161	2,179,441	2,789,720
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	5,536,056	5,445,970	90,086
218	MIDTOWN URA PROSPECT SOUTH	26,183,776	11,789,517	14,394,259
225	FOOTHILLS METRO DISTRICT	30,542,643	19,840,241	10,702,402
226	MIDTOWN URA FOOTHILLS MALL	30,551,335	19,840,768	10,710,567
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	85,576,067	15,164,765	70,411,302
269	FOUNDRY LOVELAND METRO DISTRICT	7,810,760	1,419,401	6,391,359
330	CENTERRA 2 FLATS	756,235	746,529	9,706
350	TOWN OF TIMNATH TIMNATH LANDING GID	26,794,686	18,319,082	8,475,604
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	8,014,412	2,781,042	5,233,370
371	KINSTON METRO DISTRICT NO. 2	12,520,819	687,603	11,833,216

Increment for Certification Letters

11/13/2025

Auth #	Authority Name	Gross Assessed	Increment	Net Assessed
372	KINSTON METRO DISTRICT NO. 3	3,444	2,197	1,247
373	KINSTON METRO DISTRICT NO. 4	1,427	105	1,322
379	KINSTON METRO DISTRICT NO. 10	3,097,521	3,031,950	65,571
381	CEN 2 RW FLATS BOND	8,260,564	8,208,202	52,362
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	2,322	2,304	18
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	545	134	411
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	245	134	111
416	CEN 2 AVENIDA BOND	2,930,850	2,913,303	17,547
417	CEN 2 HUNT MW BOND	1,447,364	1,437,833	9,531
418	CEN 2 KINSTON BOND	3,048,421	3,031,950	16,471
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRICT	52,692,996	11,161,389	41,531,607

Base and Increment Amounts for State Abstract Report

11/13/2025

TYPE	Auth	Authorit Name	TIF	Base	Increment
	006				
School		POUDRE R-1 SCHOOL DISTRICT	056	3,659,899	166,974,020
School		POUDRE R-1 SCHOOL DISTRICT	058	208,562,768	86,907,074
School		POUDRE R-1 SCHOOL DISTRICT	068	39,319,719	53,519,383
School		POUDRE R-1 SCHOOL DISTRICT	218	14,394,259	11,789,517
School		POUDRE R-1 SCHOOL DISTRICT	226	10,710,567	19,840,768
School		POUDRE R-1 SCHOOL DISTRICT	368	5,233,370	2,781,042
			Total	***281,880,582***	***341,811,804***
	011				
School		THOMPSON R2-J SCHOOL DISTRICT	057	301,062	6,875,818
School		THOMPSON R2-J SCHOOL DISTRICT	094	1,449,854	204,516,391
School		THOMPSON R2-J SCHOOL DISTRICT	250	70,411,302	15,164,765
School		THOMPSON R2-J SCHOOL DISTRICT	420	93,740	0
			Total	***72,255,958***	***226,556,974***
	032				
City or Town		CITY OF FORT COLLINS	058	121,655,694	173,814,148
City or Town		CITY OF FORT COLLINS	068	39,319,719	53,519,383
City or Town		CITY OF FORT COLLINS	218	14,394,259	11,789,517
City or Town		CITY OF FORT COLLINS	226	10,710,567	19,840,768
City or Town		CITY OF FORT COLLINS	368	5,233,370	2,781,042
			Total	***191,313,609***	***261,744,858***
	033				
City or Town		CITY OF LOVELAND	057	301,062	6,875,818
City or Town		CITY OF LOVELAND	094	1,449,854	204,516,391
City or Town		CITY OF LOVELAND	250	70,411,302	15,164,765
City or Town		CITY OF LOVELAND	420	93,740	0
			Total	***72,255,958***	***226,556,974***
	034				
City or Town		TOWN OF TIMNATH	056	3,659,899	166,974,020
			Total	***3,659,899***	***166,974,020***

2025 Preliminary TIF Tax Warrant

11/13/2025

TIMNATH URBAN RENEWAL AUTHORITY
Authority # 056

Base	3,659,899
Increment	166,974,020
Total Assessed	170,633,919

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	166,974,020	3,659,899	170,633,919	57.37	9,789,268	209,968	9,579,300
028	LARIMER COUNTY	100.000000%	0	166,974,020	3,659,899	170,633,919	22.461	3,832,608	82,205	3,750,403
034	TOWN OF TIMNATH	100.000000%	0	166,974,020	3,659,899	170,633,919	6.688	1,141,200	24,478	1,116,722
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	99.470584%	0	166,090,033	3,640,523	169,730,556	11.047	1,875,013	40,216	1,834,797
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	0.529416%	0	883,987	19,376	903,363	8.25	7,453	160	7,293
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	166,974,020	3,659,899	170,633,919	2.167	369,764	7,931	361,833
056	TIMNATH URBAN RENEWAL AUTHORITY	100.000000%	0	166,974,020	3,659,899	170,633,919	0	0	0	0
064	LARIMER COUNTY PEST CONTROL	98.461692%	0	164,405,446	3,603,598	168,009,044	0.142	23,857	511	23,346
095	BOXELDER SANITATION DISTRICT	1.680432%	0	2,805,885	61,502	2,867,387	0	0	0	0
103	SOUTH FORT COLLINS SANITATION DISTRICT	98.097431%	0	163,797,224	3,590,267	167,387,491	0.403	67,457	1,447	66,010
111	FORT COLLINS - LOVELAND WATER DISTRICT	99.885547%	0	166,782,913	3,655,710	170,438,623	1.36	231,797	4,972	226,825
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	166,974,020	3,659,899	170,633,919	3.015	514,461	11,034	503,427
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	166,974,020	3,659,899	170,633,919	1	170,634	3,660	166,974
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	4.022281%	0	6,716,165	147,211	6,863,376	61.593	422,736	9,067	413,669
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	2.013638%	0	3,362,252	40,410	3,402,662	26.296	89,476	1,062	88,414
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	4.779632%	0	7,980,744	174,930	8,155,674	55.516	452,770	9,711	443,059
165	SOUTH TIMNATH METRO DISTRICT NO. 1	0.379799%	0	634,166	13,900	648,066	17.821	11,549	248	11,301
166	SOUTH TIMNATH METRO DISTRICT NO. 2	16.896776%	0	28,213,227	618,405	28,831,632	41.582	1,198,877	25,715	1,173,162
176	TIMNATH RANCH METRO DISTRICT NO. 1	6.938245%	0	11,585,067	222,111	11,807,178	56.377	665,653	12,522	653,131
177	TIMNATH RANCH METRO DISTRICT NO. 2	14.460553%	0	24,145,367	529,242	24,674,609	58.24	1,437,049	30,823	1,406,226
178	TIMNATH RANCH METRO DISTRICT NO. 3	2.703720%	0	4,514,510	58,616	4,573,126	36.638	167,550	2,147	165,403
179	TIMNATH RANCH METRO DISTRICT NO. 4	3.686073%	0	6,154,785	71,129	6,225,914	37.123	231,125	2,641	228,484
350	TOWN OF TIMNATH TIMNATH LANDING GID	10.971217%	0	18,319,082	401,536	18,720,618	0	0	0	0
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	0.001380%	0	2,304	18	2,322	51.992	121	1	120
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	0.000080%	0	134	3	137	51.992	7	0	7
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	0.000080%	0	134	3	137	0	0	0	0

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

11/13/2025

BLK 41 - FINLEYS ADD URP
Authority # 057

Base	301,062
Increment	6,875,818
Total Assessed	7,176,880

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	6,875,818	301,062	7,176,880	44.883	322,120	13,513	308,607
028	LARIMER COUNTY	100.000000%	0	6,875,818	301,062	7,176,880	22.461	161,200	6,762	154,438
033	CITY OF LOVELAND	100.000000%	0	6,875,818	301,062	7,176,880	9.564	68,640	2,880	65,760
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	6,875,818	301,062	7,176,880	1.757	12,610	529	12,081
057	BLK 41 - FINLEYS ADD URP	100.000000%	0	6,875,818	301,062	7,176,880	0	0	0	0
064	LARIMER COUNTY PEST CONTROL	98.496534%	0	6,772,442	296,536	7,068,978	0.142	1,004	42	962
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	87.545499%	0	6,019,469	263,566	6,283,035	2.253	14,156	594	13,562
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	6,875,818	301,062	7,176,880	1	7,177	301	6,876
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRIC	29.271625%	0	2,012,664	88,125	2,100,789	5	10,504	441	10,063

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

11/13/2025

FORT COLLINS DOWNTOWN DEV. AUTH
Authority # 058

Base	121,655,694
Increment	173,814,148
Total Assessed	295,469,842

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	86,907,074	208,562,768	295,469,842	57.37	16,951,105	11,965,246	4,985,859
028	LARIMER COUNTY	100.000000%	50	86,907,074	208,562,768	295,469,842	22.461	6,636,548	4,684,528	1,952,020
032	CITY OF FORT COLLINS	100.000000%	0	173,814,148	121,655,694	295,469,842	9.797	2,894,718	1,191,861	1,702,857
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	50	86,907,074	208,562,768	295,469,842	2.167	640,283	451,955	188,328
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	100.000000%	50	86,907,074	208,562,768	295,469,842	5	1,477,349	1,042,814	434,535
059	FORT COLLINS G.I.D. NO. 1	52.097049%	0	90,552,041	63,379,027	153,931,068	4.924	757,957	312,079	445,878
064	LARIMER COUNTY PEST CONTROL	86.883085%	50	75,507,547	181,205,767	256,713,314	0.142	36,453	25,731	10,722
095	BOXELDER SANITATION DISTRICT	4.873061%	50	4,235,035	10,163,390	14,398,425	0	0	0	0
110	EAST LARIMER COUNTY WATER DISTRICT	17.350570%	50	15,078,873	36,186,830	51,265,703	0	0	0	0
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	50	86,907,074	208,562,768	295,469,842	3.015	890,842	628,817	262,025
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	50	86,907,074	208,562,768	295,469,842	1	295,470	208,563	86,907

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

11/13/2025

NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY
Authority # 068

Base	39,319,719
Increment	53,519,383
Total Assessed	92,839,102

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	53,519,383	39,319,719	92,839,102	57.37	5,326,179	2,255,772	3,070,407
028	LARIMER COUNTY	100.000000%	0	53,519,383	39,319,719	92,839,102	22.461	2,085,259	883,160	1,202,099
032	CITY OF FORT COLLINS	100.000000%	0	53,519,383	39,319,719	92,839,102	9.797	909,545	385,216	524,329
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	53,519,383	39,319,719	92,839,102	2.167	201,182	85,205	115,977
064	LARIMER COUNTY PEST CONTROL	95.696792%	0	51,216,333	37,627,709	88,844,042	0.142	12,616	5,343	7,273
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORIT	100.000000%	0	53,519,383	39,319,719	92,839,102	0	0	0	0
096	CHERRY HILLS SANITATION DISTRICT	0.040398%	0	21,621	15,884	37,505	0	0	0	0
110	EAST LARIMER COUNTY WATER DISTRICT	22.806080%	0	12,205,673	8,967,287	21,172,960	0	0	0	0
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	53,519,383	39,319,719	92,839,102	3.015	279,910	118,549	161,361
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	53,519,383	39,319,719	92,839,102	1	92,839	39,320	53,519

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

11/13/2025

US 34/CROSSROADS CORRIDOR RENEWAL PLAN
Authority # 094

Base	1,449,854
Increment	204,516,391
Total Assessed	205,966,245

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	204,516,391	1,449,854	205,966,245	44.883	9,244,383	65,074	9,179,309
028	LARIMER COUNTY	100.000000%	0	204,516,391	1,449,854	205,966,245	22.461	4,626,208	32,565	4,593,643
033	CITY OF LOVELAND	100.000000%	0	204,516,391	1,449,854	205,966,245	9.564	1,969,861	13,866	1,955,995
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	204,516,391	1,449,854	205,966,245	1.757	361,883	2,548	359,335
064	LARIMER COUNTY PEST CONTROL	86.915689%	0	177,756,830	1,260,150	179,016,980	0.142	25,420	179	25,241
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	100.000000%	0	204,516,391	1,449,854	205,966,245	0	0	0	0
114	LITTLE THOMPSON WATER DISTRICT	59.297298%	0	121,272,694	859,724	122,132,418	0	0	0	0
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	204,516,391	1,449,854	205,966,245	1	205,966	1,450	204,516
128	VAN DE WATER METRO DISTRICT NO. 2	1.585465%	0	3,242,536	22,987	3,265,523	37.299	121,801	858	120,943
135	CENTERRA METRO DISTRICT NO. 1	2.663081%	0	5,446,437	38,611	5,485,048	0	0	0	0
136	CENTERRA METRO DISTRICT NO. 2	66.394737%	0	135,788,121	962,626	136,750,747	62	8,478,546	59,682	8,418,864
137	CENTERRA METRO DISTRICT NO. 3	0.344752%	0	705,075	4,998	710,073	5.985	4,250	30	4,220
138	CENTERRA METRO DISTRICT NO. 4	66.394737%	0	135,788,121	962,626	136,750,747	0	0	0	0
145	CENTERRA METRO DISTRICT NO. 5	19.956410%	0	40,814,129	233,326	41,047,455	15.626	641,408	3,646	637,762
180	CENTERRA METRO DISTRICT NO. 2 BOND	1.065656%	0	2,179,441	15,450	2,194,891	13.301	29,194	205	28,989
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	2.662853%	0	5,445,970	38,608	5,484,578	22.167	121,577	856	120,721
330	CENTERRA 2 FLATS	0.365022%	0	746,529	5,293	751,822	32.218	24,222	170	24,052
371	KINSTON METRO DISTRICT NO. 2	0.336209%	0	687,603	4,874	692,477	87.442	60,552	427	60,125
372	KINSTON METRO DISTRICT NO. 3	0.001074%	0	2,197	16	2,213	84.22	186	1	185
373	KINSTON METRO DISTRICT NO. 4	0.000052%	0	105	1	106	84.445	9	0	9
379	KINSTON METRO DISTRICT NO. 10	1.482497%	0	3,031,950	21,494	3,053,444	35.383	108,040	761	107,279
381	CEN 2 RW FLATS BOND	4.013469%	0	8,208,202	52,362	8,260,564	43.459	358,996	2,276	356,720
416	CEN 2 AVENIDA BOND	1.424484%	0	2,913,303	17,547	2,930,850	46.756	137,035	821	136,214
417	CEN 2 HUNT MW BOND	0.703040%	0	1,437,833	9,531	1,447,364	46.893	67,871	447	67,424
418	CEN 2 KINSTON BOND	1.482497%	0	3,031,950	16,471	3,048,421	42.995	131,067	708	130,359

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

11/13/2025

MIDTOWN URA PROSPECT SOUTH
Authority # 218

Base	14,394,259
Increment	11,789,517
Total Assessed	26,183,776

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	11,789,517	14,394,259	26,183,776	57.37	1,502,163	825,798	676,365
028	LARIMER COUNTY	100.000000%	0	11,789,517	14,394,259	26,183,776	22.461	588,114	323,310	264,804
032	CITY OF FORT COLLINS	100.000000%	0	11,789,517	14,394,259	26,183,776	9.797	256,522	141,020	115,502
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	11,789,517	14,394,259	26,183,776	2.167	56,740	31,192	25,548
064	LARIMER COUNTY PEST CONTROL	94.881114%	0	11,186,025	13,657,433	24,843,458	0.142	3,528	1,940	1,588
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	11,789,517	14,394,259	26,183,776	3.015	78,944	43,399	35,545
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	11,789,517	14,394,259	26,183,776	1	26,184	14,394	11,790
218	MIDTOWN URA PROSPECT SOUTH	100.000000%	0	11,789,517	14,394,259	26,183,776	0	0	0	0

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

11/13/2025

MIDTOWN URA FOOTHILLS MALL
Authority # 226

Base	10,710,567
Increment	19,840,768
Total Assessed	30,551,335

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	19,840,768	10,710,567	30,551,335	57.37	1,752,730	614,465	1,138,265
028	LARIMER COUNTY	100.000000%	0	19,840,768	10,710,567	30,551,335	22.461	686,214	240,571	445,643
032	CITY OF FORT COLLINS	100.000000%	0	19,840,768	10,710,567	30,551,335	9.797	299,311	104,931	194,380
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	19,840,768	10,710,567	30,551,335	2.167	66,205	23,210	42,995
064	LARIMER COUNTY PEST CONTROL	91.775294%	0	18,208,923	9,829,654	28,038,577	0.142	3,981	1,395	2,586
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	19,840,768	10,710,567	30,551,335	3.015	92,112	32,292	59,820
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	19,840,768	10,710,567	30,551,335	1	30,551	10,710	19,841
225	FOOTHILLS METRO DISTRICT	99.997342%	0	19,840,241	10,702,402	30,542,643	71.22	2,175,247	762,225	1,413,022
226	MIDTOWN URA FOOTHILLS MALL	100.000000%	0	19,840,768	10,710,567	30,551,335	0	0	0	0

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

11/13/2025

LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY
Authority # 250

Base	70,411,302
Increment	15,164,765
Total Assessed	85,576,067

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	15,164,765	70,411,302	85,576,067	44.883	3,840,911	3,160,271	680,640
028	LARIMER COUNTY	100.000000%	0	15,164,765	70,411,302	85,576,067	22.461	1,922,124	1,581,508	340,616
033	CITY OF LOVELAND	100.000000%	0	15,164,765	70,411,302	85,576,067	9.564	818,450	673,414	145,036
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	15,164,765	70,411,302	85,576,067	1.757	150,357	123,713	26,644
064	LARIMER COUNTY PEST CONTROL	96.776136%	0	14,675,874	68,141,337	82,817,211	0.142	11,760	9,676	2,084
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	43.985543%	0	6,670,304	30,970,794	37,641,098	2.253	84,805	69,777	15,028
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	15,164,765	70,411,302	85,576,067	1	85,576	70,411	15,165
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	100.000000%	0	15,164,765	70,411,302	85,576,067	0	0	0	0
269	FOUNDRY LOVELAND METRO DISTRICT	9.359861%	0	1,419,401	6,391,359	7,810,760	54.29	424,046	346,987	77,059
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRIC	60.328825%	0	9,148,725	42,478,311	51,627,036	5	258,135	212,391	45,744

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2025 Preliminary TIF Tax Warrant

11/13/2025

COLLEGE AND DRAKE URP
Authority # 368

Base	5,233,370
Increment	2,781,042
Total Assessed	8,014,412

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	2,781,042	5,233,370	8,014,412	57.37	459,787	300,239	159,548
028	LARIMER COUNTY	100.000000%	0	2,781,042	5,233,370	8,014,412	22.461	180,012	117,547	62,465
032	CITY OF FORT COLLINS	100.000000%	0	2,781,042	5,233,370	8,014,412	9.797	78,517	51,271	27,246
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	2,781,042	5,233,370	8,014,412	2.167	17,367	11,340	6,027
064	LARIMER COUNTY PEST CONTROL	99.145487%	0	2,757,278	5,188,650	7,945,928	0.142	1,128	736	392
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	2,781,042	5,233,370	8,014,412	3.015	24,163	15,778	8,385
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	2,781,042	5,233,370	8,014,412	1	8,014	5,233	2,781
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	100.000000%	0	2,781,042	5,233,370	8,014,412	0	0	0	0

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2025 Preliminary TIF Tax Warrant

11/13/2025

CENTERRA SOUTH URAN RENEWAL PLAN
Authority # 420

Base	93,740
Increment	0
Total Assessed	93,740

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	93,740	93,740	44.883	4,207	4,207	0
028	LARIMER COUNTY	100.000000%	0	0	93,740	93,740	22.461	2,105	2,105	0
033	CITY OF LOVELAND	100.000000%	0	0	93,740	93,740	9.564	897	897	0
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	0	93,740	93,740	1.757	165	165	0
064	LARIMER COUNTY PEST CONTROL	100.000000%	0	0	93,740	93,740	0.142	13	13	0
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	0	93,740	93,740	1	94	94	0
420	CENTERRA SOUTH URBAN RENEWAL PLAN	100.000000%	0	0	93,740	93,740	0	0	0	0
422	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 1	75.894883%	0	0	60,215	60,215	0	0	0	0
423	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 2	13.032518%	0	0	10,340	10,340	0	0	0	0
424	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 3	9.466852%	0	0	7,511	7,511	0	0	0	0

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