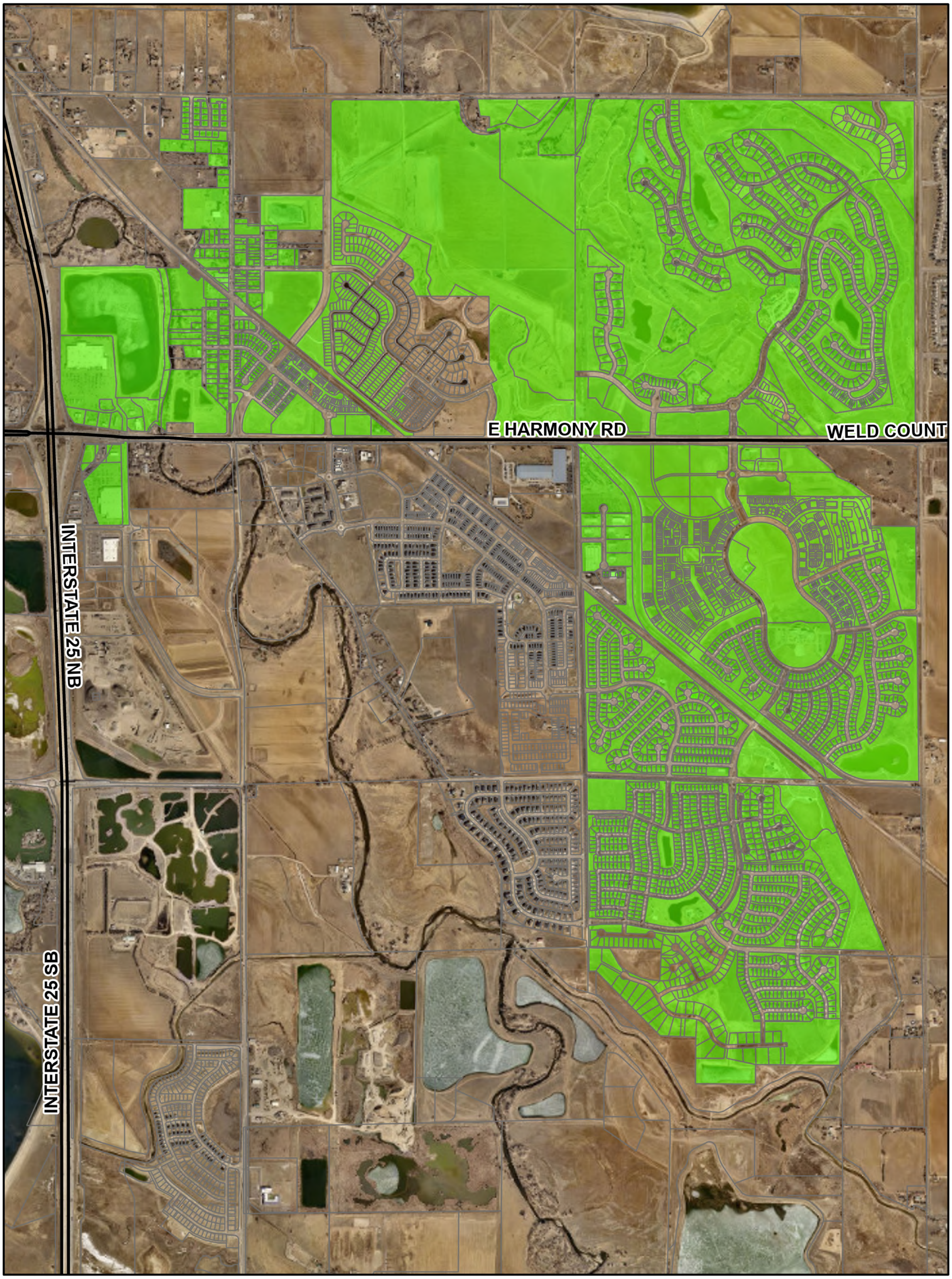
Larimer County

TIF Report

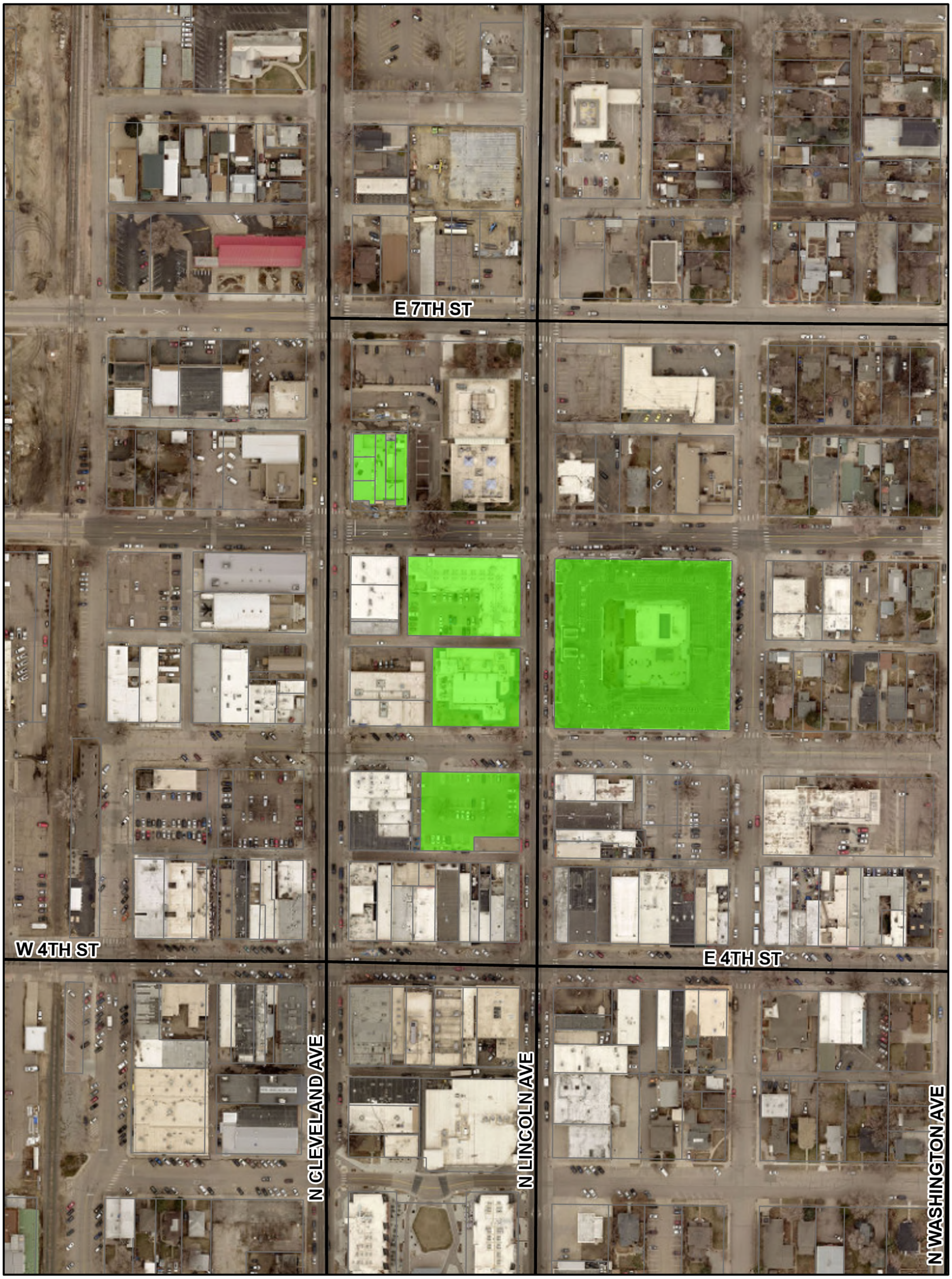
Tax Roll 2025

Source: Larimer County Assessor



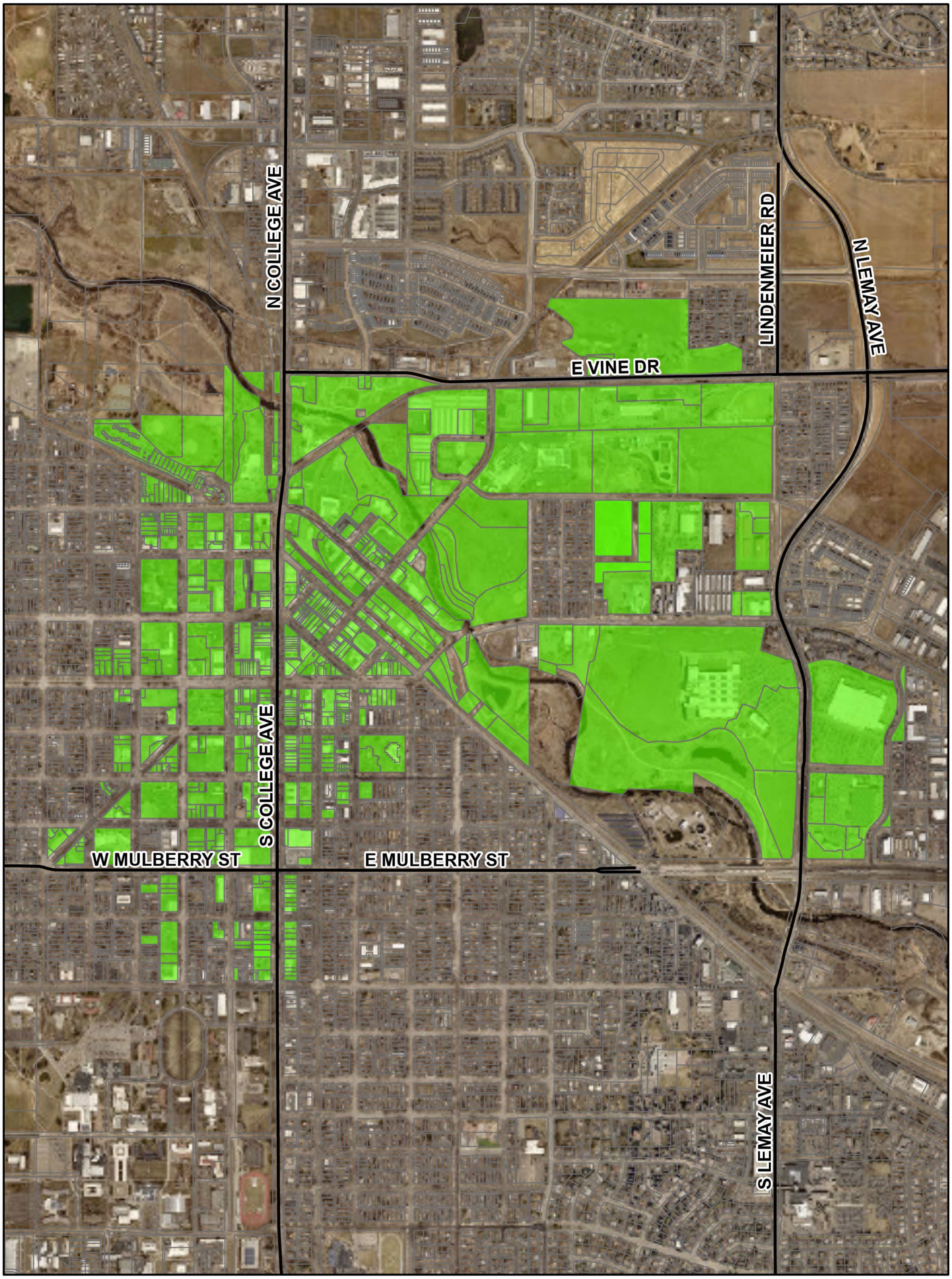
Timnath Urban Renewal Plan

Tax Roll 2025



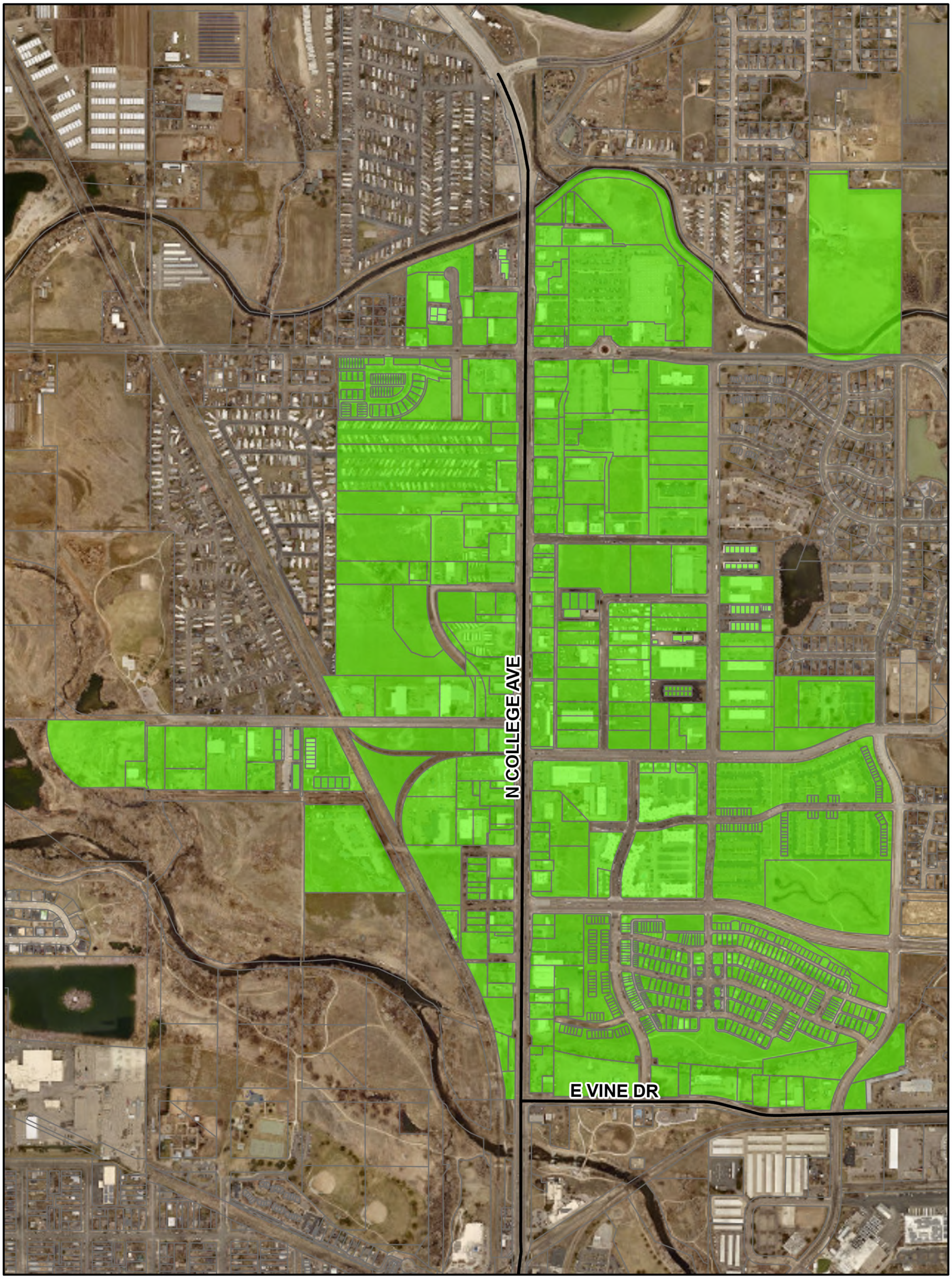
Modified Finley's Addition Plan

Tax Roll 2025



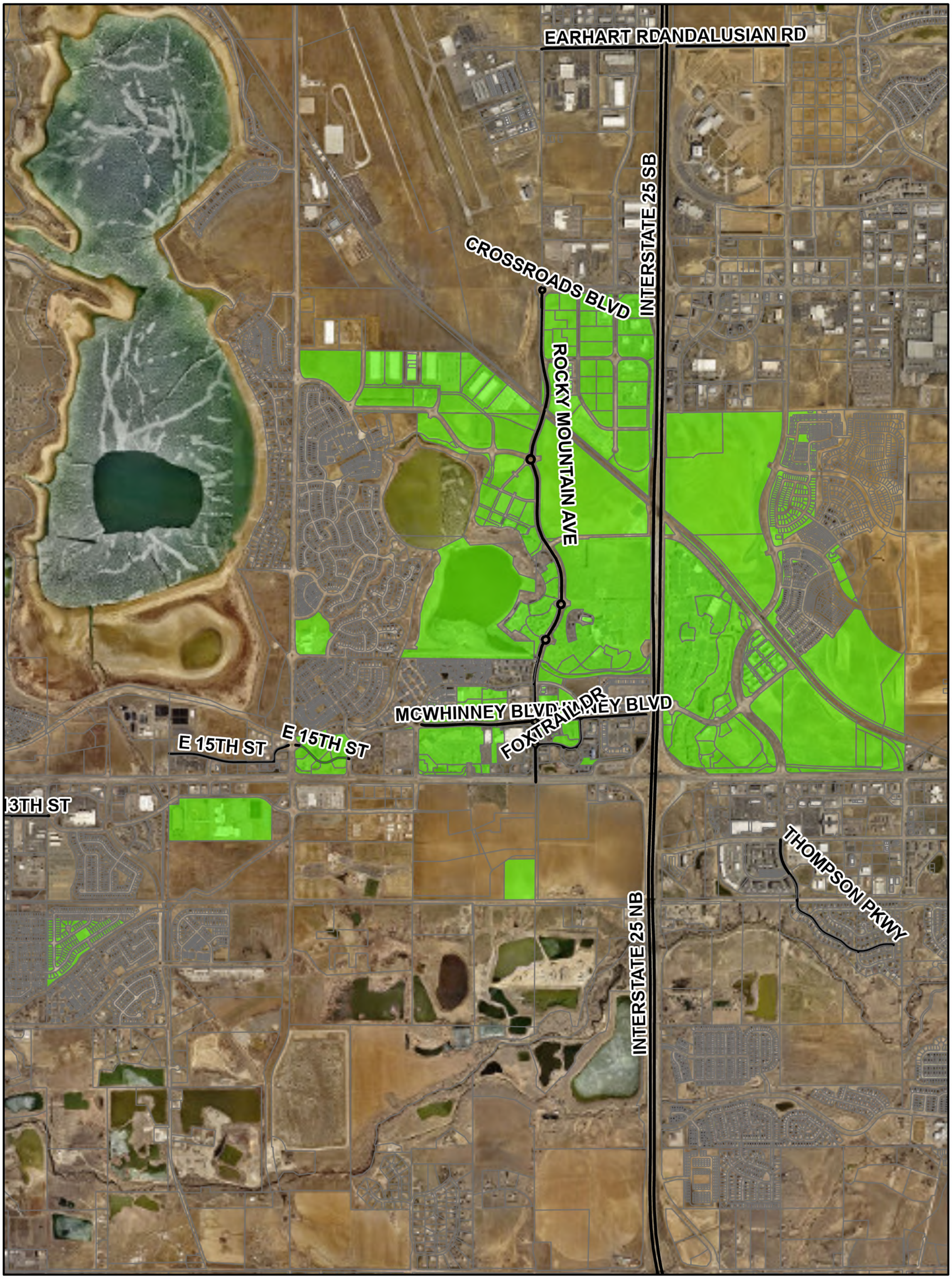
Fort Collins DDA

Tax Roll 2025



North College Avenue Urban Renewal Plan

Tax Roll 2025

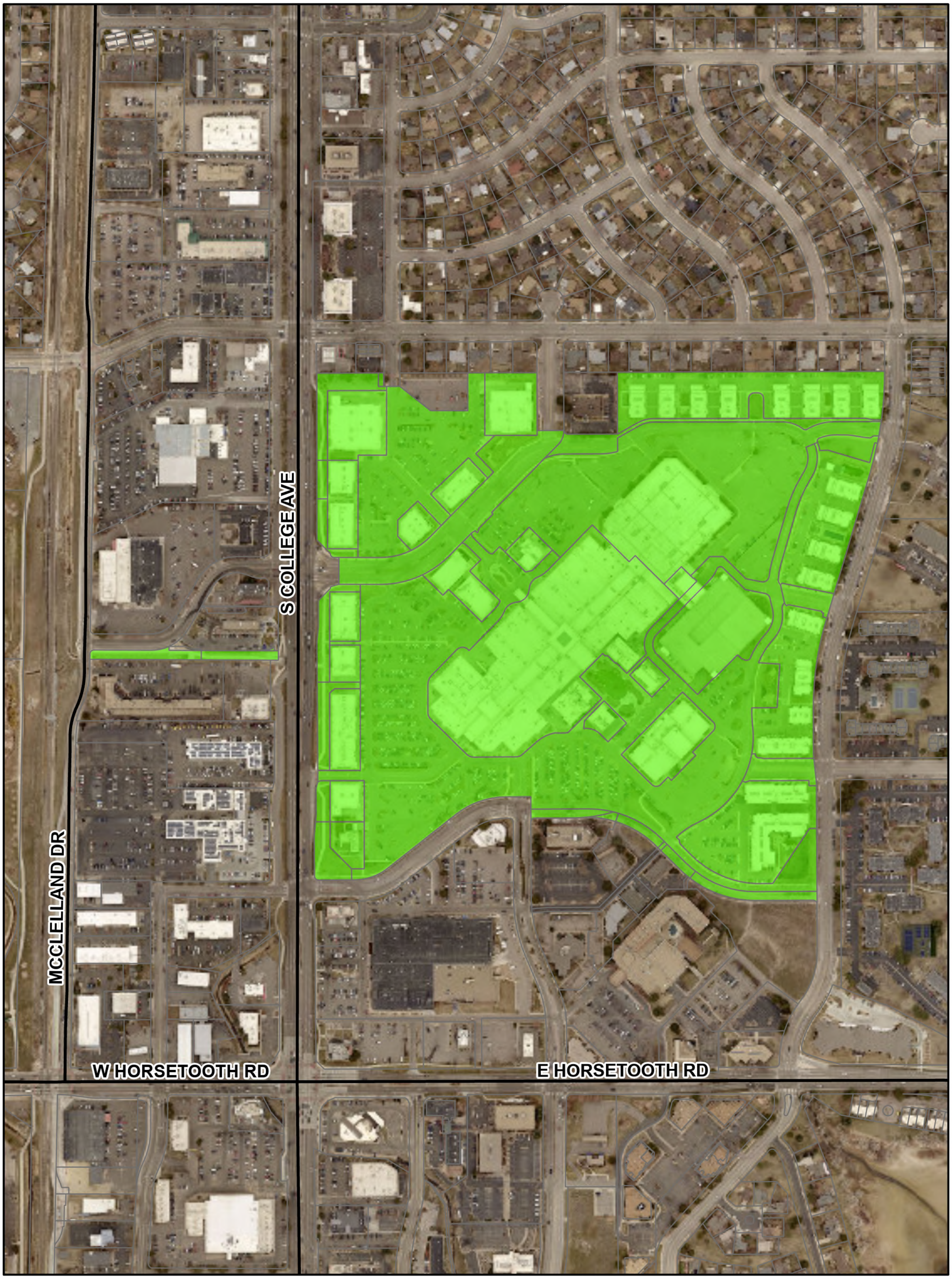


US34/Crossroads Urban Renewal Plan

Tax Roll 2025

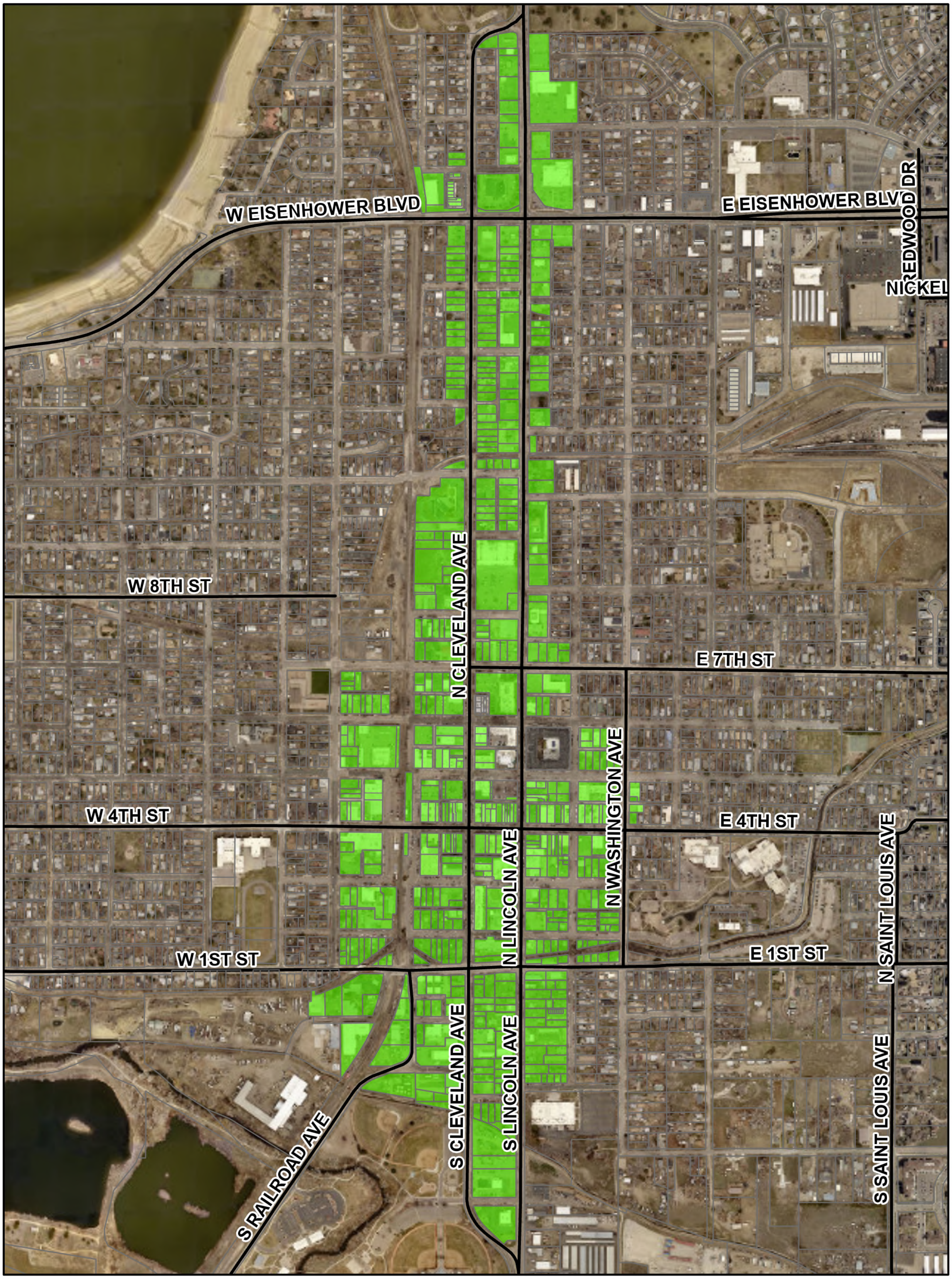
Midtown Urban Renewal Plan Prospect South TIF District

Tax Roll 2025



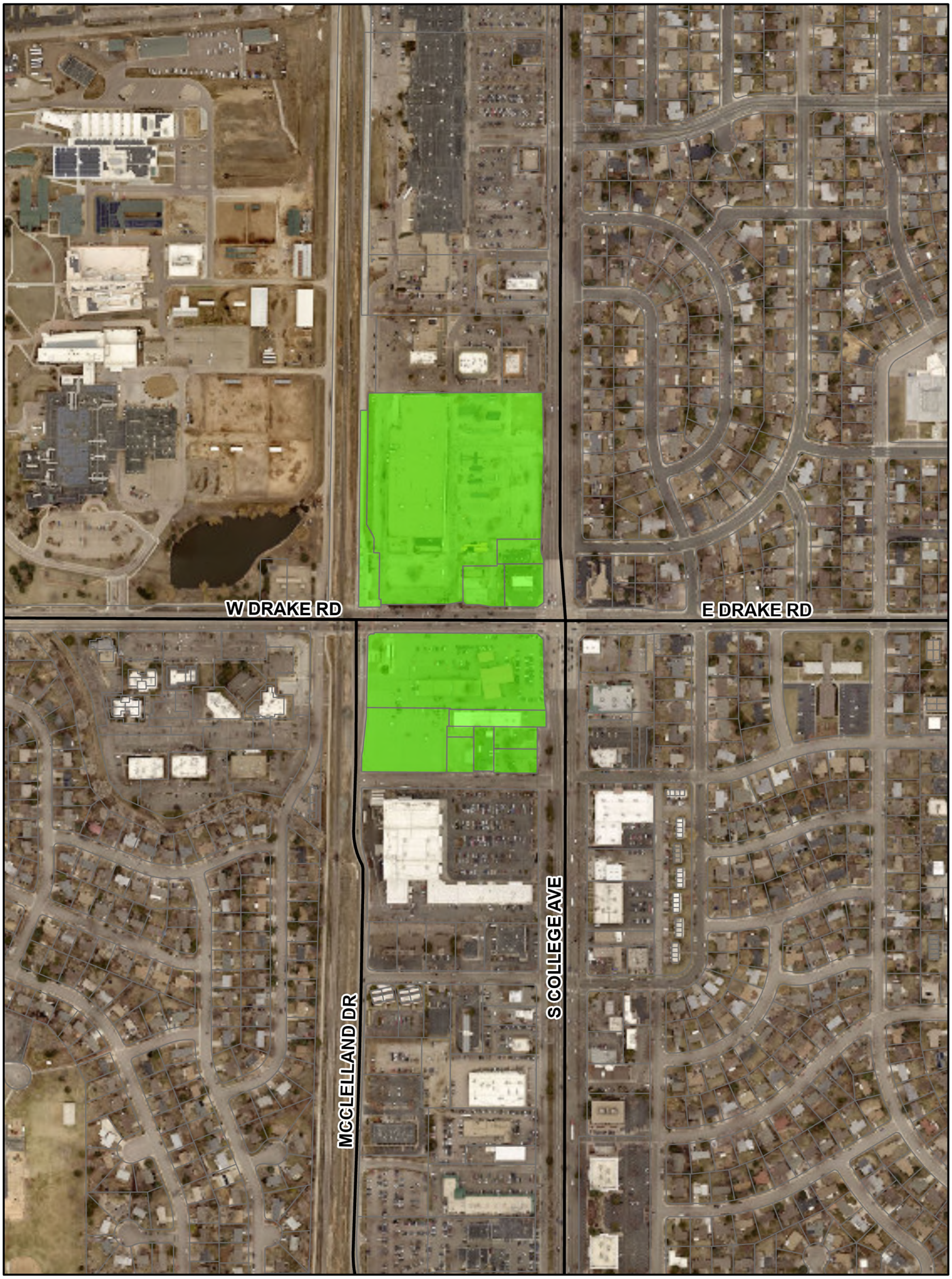
Midtown Urban Renewal Plan Foothills Mall TIF District

Tax Roll 2025



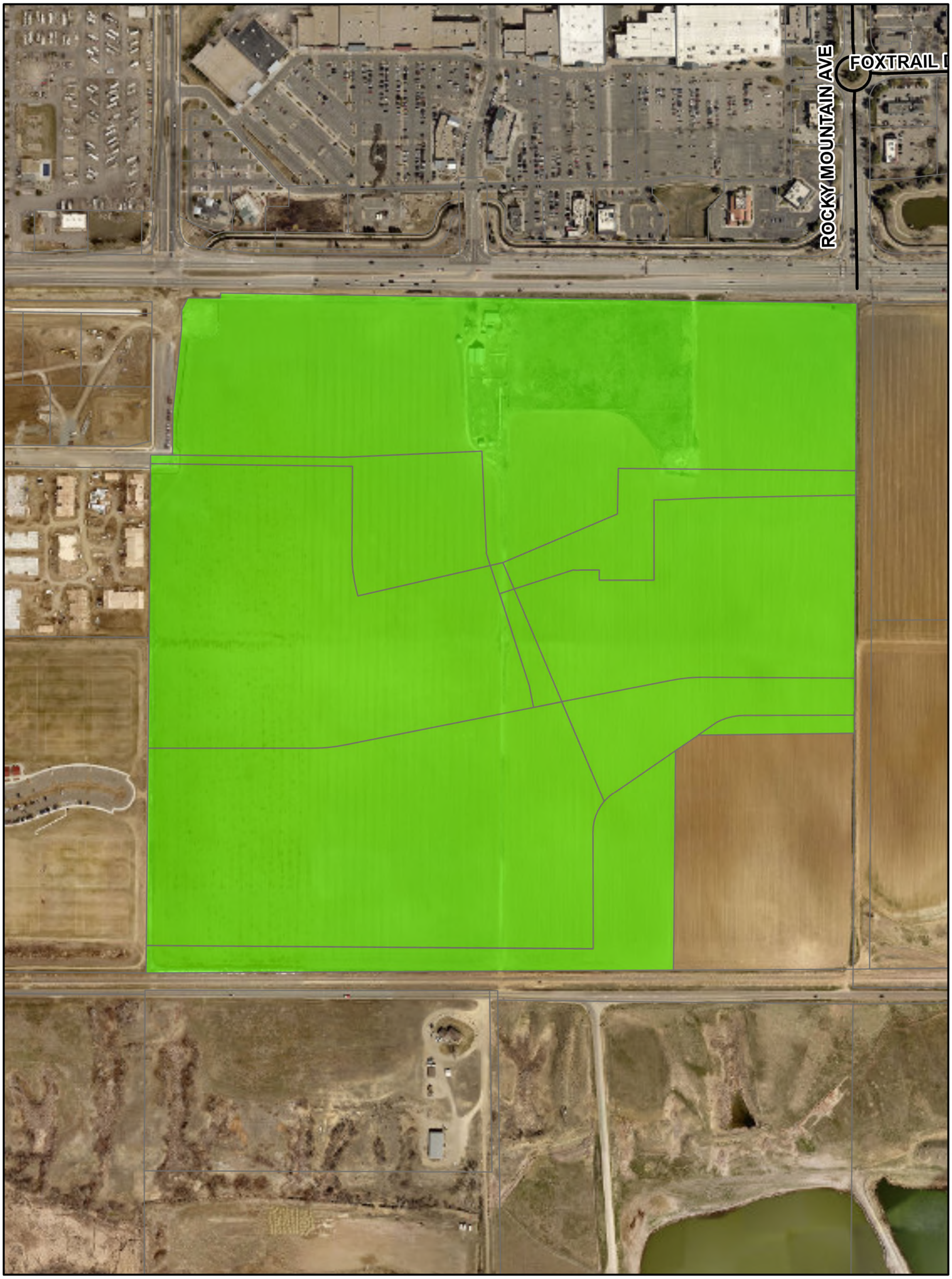
Loveland Downtown Development Authority

Tax Roll 2025



College and Drake Urban Renewal Plan

Tax Roll 2025



Centerra South Urban Renewal Plan

Tax Roll 2025

Tif Increment Report

12/19/2025

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	1,449,855	204,516,351	205,966,206
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
12/19/2025

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	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	226,556,934		6,875,818			204,516,351			15,164,765		
028	LARIMER COUNTY	568,368,738	166,974,020	6,875,818	86,907,074	53,519,383	204,516,351	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	226,556,934		6,875,818			204,516,351			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	226,556,934		6,875,818			204,516,351			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	522,486,658	164,405,446	6,772,442	75,507,547	51,216,333	177,756,790	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	204,516,351					204,516,351					
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	121,272,693					121,272,693					
117	NORTHERN COLORADO WATER CONS DISTRICT	568,368,738	166,974,020	6,875,818	86,907,074	53,519,383	204,516,351	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	135,788,120					135,788,120					
137	CENTERRA METRO DISTRICT NO. 3	705,036					705,036					
138	CENTERRA METRO DISTRICT NO. 4	135,788,120					135,788,120					
145	CENTERRA METRO DISTRICT NO. 5	40,814,128					40,814,128					
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	687,592					687,592					
372	KINSTON METRO DISTRICT NO. 3	2,197					2,197					
373	KINSTON METRO DISTRICT NO. 4	78					78					
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
12/19/2025

	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
12/19/2025

	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
12/19/2025

	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
12/19/2025

	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
12/19/2025

	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**		205,966,206		
		less corrected prior year total value	178,076,279		
Step 3:	**Total value change from prior year**		27,889,927		
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	16		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	-11,415		
	=	Total non-reassessment changes	5,340,140		
Step 5:	**Reassessment changes**				
		Total value change from prior year	27,889,927		
	-	Value change due to non-reassessment	5,340,140		
	=	Value change due to reassessment	22,549,787		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	22,549,787		
	x	Prior year Base %	0.7227%		
	=	Reassessment change allocated to Base	162,967		
		Total value change due to reassessment	22,549,787		
	x	Prior year Increment %	99.2773%		
	=	Reassessment change allocated to Increment	22,386,820		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	5,340,140		
	+	Reassessment change allocated to increment	22,386,820		
	=	Total Increment change	27,726,960		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	162,967		
	+	Prior Year Base Value	1,286,888		
	=	Current Year Total Base Value	1,449,855		
		Increment:			
		Increment change from Step 7	27,726,960		
	+	Prior Year Increment Value	176,789,391		
	=	Current Year Total Increment Value	204,516,351		
		Current Year Total Assessed Value	205,966,206		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	1,449,855	0.7039%	
	+	Current Year Increment	204,516,351	99.2961%	
	=	Current Year Total	205,966,206	100.0000%	

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

Year 14
Reappraisal 2025
12/19/2025

	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
12/19/2025

	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
12/19/2025

	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
12/19/2025

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 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%	

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 3
Reappraisal Year
12/19/2025

	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%	

028 LARIMER COUNTY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	2,340,680,788	2,340,579,897	-100,891	0.00%	570,667	570,667	0	0.00%	2,341,251,455	2,341,150,564	-100,891	0.00%
Vacant	399,652,605	399,632,351	-20,254	-0.01%	0	0	0	N/A	399,652,605	399,632,351	-20,254	-0.01%
Residential	5,438,763,696	5,438,840,306	76,610	0.00%	0	0	0	N/A	5,438,763,696	5,438,840,306	76,610	0.00%
Commercial	2,847,465,950	2,847,560,234	94,284	0.00%	203,098,146	203,111,287	13,141	0.01%	3,050,564,096	3,050,671,521	107,425	0.00%
Industrial	301,317,489	301,317,597	108	0.00%	283,248,111	283,248,111	0	0.00%	584,565,600	584,565,708	108	0.00%
Agricultural	32,234,587	32,229,290	-5,297	-0.02%	1,259,874	1,259,874	0	0.00%	33,494,461	33,489,164	-5,297	-0.02%
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	50,923,557	50,923,557	0	0.00%	8,616,343	8,616,343	0	0.00%	59,539,900	59,539,900	0	0.00%
State Assessed	12,589,000	12,589,000	0	0.00%	163,058,700	163,058,700	0	0.00%	175,647,700	175,647,700	0	0.00%
Total	**11,425,674,796**	**11,425,719,356**	**44,560**	**0.00%**	**664,202,050**	**664,215,191**	**13,141**	**0.00%**	**12,089,876,846**	**12,089,934,547**	**57,701**	**0.00%**
Less Exempt	2,340,680,788	2,340,579,897	-100,891		570,667	570,667	0		2,341,251,455	2,341,150,564	-100,891	
Total (Taxable)	9,084,994,008	9,085,139,459	145,451	**0.00%**	663,631,383	663,644,524	13,141	**0.00%**	9,748,625,391	9,748,783,983	158,592	**0.00%**

056 TIMNATH URBAN RENEWAL AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	4,349,153	4,349,153	0	0.00%	3,810	3,810	0	0.00%	4,352,963	4,352,963	0	0.00%
Vacant	15,668,281	15,668,281	0	0.00%	0	0	0	N/A	15,668,281	15,668,281	0	0.00%
Residential	119,259,787	119,259,787	0	0.00%	0	0	0	N/A	119,259,787	119,259,787	0	0.00%
Commercial	29,792,826	29,792,826	0	0.00%	2,478,471	2,478,471	0	0.00%	32,271,297	32,271,297	0	0.00%
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	**170,005,654**	**170,005,654**	**0**	**0.00%**	**4,981,228**	**4,981,228**	**0**	**0.00%**	**174,986,882**	**174,986,882**	**0**	**0.00%**
Less Exempt	4,349,153	4,349,153	0		3,810	3,810	0		4,352,963	4,352,963	0	
Total (Taxable)	165,656,501	165,656,501	0	**0.00%**	4,977,418	4,977,418	0	**0.00%**	170,633,919	170,633,919	0	**0.00%**

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	2,052,702	2,052,702	0	0.00%	107,814	107,814	0	0.00%	2,160,516	2,160,516	0	0.00%
State Assessed	50	50	0	0.00%	5,800	5,800	0	0.00%	5,850	5,850	0	0.00%
Total	**8,148,032**	**8,148,032**	**0**	**0.00%**	**113,614**	**113,614**	**0**	**0.00%**	**8,261,646**	**8,261,646**	**0**	**0.00%**
Less Exempt	1,084,766	1,084,766	0		0	0	0		1,084,766	1,084,766	0	
Total (Taxable)	7,063,266	7,063,266	0	**0.00%**	113,614	113,614	0	**0.00%**	7,176,880	7,176,880	0	**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	102,333,526	102,333,526	0	0.00%	12,401	12,401	0	0.00%	102,345,927	102,345,927	0	0.00%
Vacant	4,471,798	4,471,798	0	0.00%	0	0	0	N/A	4,471,798	4,471,798	0	0.00%
Residential	34,068,067	34,068,067	0	0.00%	0	0	0	N/A	34,068,067	34,068,067	0	0.00%
Commercial	187,674,076	187,674,076	0	0.00%	9,345,289	9,345,289	0	0.00%	197,019,365	197,019,365	0	0.00%
Industrial	24,536,385	24,536,385	0	0.00%	28,511,011	28,511,011	0	0.00%	53,047,396	53,047,396	0	0.00%
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%	5,856,963	5,856,963	0	0.00%	6,863,106	6,863,106	0	0.00%
Total	**354,090,105**	**354,090,105**	**0**	**0.00%**	**43,725,664**	**43,725,664**	**0**	**0.00%**	**397,815,769**	**397,815,769**	**0**	**0.00%**
Less Exempt	102,333,526	102,333,526	0		12,401	12,401	0		102,345,927	102,345,927	0	
Total (Taxable)	251,756,579	251,756,579	0	**0.00%**	43,713,263	43,713,263	0	**0.00%**	295,469,842	295,469,842	0	**0.00%**

068 NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	11,348,289	11,348,289	0	0.00%	3,550	3,550	0	0.00%	11,351,839	11,351,839	0	0.00%
Vacant	5,559,693	5,559,693	0	0.00%	0	0	0	N/A	5,559,693	5,559,693	0	0.00%
Residential	25,245,702	25,245,702	0	0.00%	0	0	0	N/A	25,245,702	25,245,702	0	0.00%
Commercial	57,346,137	57,346,137	0	0.00%	2,804,140	2,804,140	0	0.00%	60,150,277	60,150,277	0	0.00%
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	**99,884,121**	**99,884,121**	**0**	**0.00%**	**4,306,820**	**4,306,820**	**0**	**0.00%**	**104,190,941**	**104,190,941**	**0**	**0.00%**
Less Exempt	11,348,289	11,348,289	0		3,550	3,550	0		11,351,839	11,351,839	0	
Total (Taxable)	88,535,832	88,535,832	0	**0.00%**	4,303,270	4,303,270	0	**0.00%**	92,839,102	92,839,102	0	**0.00%**

094 US 34/CROSSROADS CORRIDOR RENEWAL PLAN

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	121,911,504	121,911,504	0	0.00%	81,691	81,691	0	0.00%	121,993,195	121,993,195	0	0.00%
Vacant	3,794,434	3,794,434	0	0.00%	0	0	0	N/A	3,794,434	3,794,434	0	0.00%
Residential	25,532,206	25,532,206	0	0.00%	0	0	0	N/A	25,532,206	25,532,206	0	0.00%
Commercial	147,357,306	147,357,306	0	0.00%	19,543,350	19,543,350	0	0.00%	166,900,656	166,900,656	0	0.00%
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	36,658	-39	-0.11%	0	0	0	N/A	36,697	36,658	-39	-0.11%
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	**304,575,120**	**304,575,081**	**-39**	**0.00%**	**23,384,320**	**23,384,320**	**0**	**0.00%**	**327,959,440**	**327,959,401**	**-39**	**0.00%**
Less Exempt	121,911,504	121,911,504	0		81,691	81,691	0		121,993,195	121,993,195	0	
Total (Taxable)	182,663,616	182,663,577	-39	**0.00%**	23,302,629	23,302,629	0	**0.00%**	205,966,245	205,966,206	-39	**0.00%**

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	6,059,964	6,059,964	0	0.00%	0	0	0	N/A	6,059,964	6,059,964	0	0.00%
Commercial	18,725,850	18,725,850	0	0.00%	1,259,965	1,259,965	0	0.00%	19,985,815	19,985,815	0	0.00%
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	**25,860,005**	**25,860,005**	**0**	**0.00%**	**1,396,077**	**1,396,077**	**0**	**0.00%**	**27,256,082**	**27,256,082**	**0**	**0.00%**
Less Exempt	1,072,306	1,072,306	0		0	0	0		1,072,306	1,072,306	0	
Total (Taxable)	24,787,699	24,787,699	0	**0.00%**	1,396,077	1,396,077	0	**0.00%**	26,183,776	26,183,776	0	**0.00%**

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	0	0	0	N/A	0	0	0	N/A
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%**	**2,580,178**	**2,580,178**	**0**	**0.00%**	**41,283,549**	**41,283,549**	**0**	**0.00%**
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%**	2,580,178	2,580,178	0	**0.00%**	30,551,335	30,551,335	0	**0.00%**

250 LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	17,284,451	17,284,451	0	0.00%	8,343	8,343	0	0.00%	17,292,794	17,292,794	0	0.00%
Vacant	378,701	378,701	0	0.00%	0	0	0	N/A	378,701	378,701	0	0.00%
Residential	9,840,804	9,840,804	0	0.00%	0	0	0	N/A	9,840,804	9,840,804	0	0.00%
Commercial	68,784,501	68,784,501	0	0.00%	2,457,728	2,457,728	0	0.00%	71,242,229	71,242,229	0	0.00%
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%	1,761,046	1,761,046	0	0.00%	2,173,975	2,173,975	0	0.00%
Total	**98,410,702**	**98,410,702**	**0**	**0.00%**	**4,458,159**	**4,458,159**	**0**	**0.00%**	**102,868,861**	**102,868,861**	**0**	**0.00%**
Less Exempt	17,284,451	17,284,451	0		8,343	8,343	0		17,292,794	17,292,794	0	
Total (Taxable)	81,126,251	81,126,251	0	**0.00%**	4,449,816	4,449,816	0	**0.00%**	85,576,067	85,576,067	0	**0.00%**

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	7,809,480	7,809,480	0	0.00%	68,356	68,356	0	0.00%	7,877,836	7,877,836	0	0.00%
State Assessed	400	400	0	0.00%	14,600	14,600	0	0.00%	15,000	15,000	0	0.00%
Total	**7,931,591**	**7,931,591**	**0**	**0.00%**	**82,956**	**82,956**	**0**	**0.00%**	**8,014,547**	**8,014,547**	**0**	**0.00%**
Less Exempt	135	135	0		0	0	0		135	135	0	
Total (Taxable)	7,931,456	7,931,456	0	**0.00%**	82,956	82,956	0	**0.00%**	8,014,412	8,014,412	0	**0.00%**

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	42,819	42,819	0	0.00%	0	0	0	N/A	42,819	42,819	0	0.00%
Agricultural	36,521	36,521	0	0.00%	0	0	0	N/A	36,521	36,521	0	0.00%
State Assessed	100	100	0	0.00%	14,300	14,300	0	0.00%	14,400	14,400	0	0.00%
Total	**79,440**	**79,440**	**0**	**0.00%**	**14,300**	**14,300**	**0**	**0.00%**	**93,740**	**93,740**	**0**	**0.00%**
Less Exempt	0	0	0		0	0	0		0	0	0	
Total (Taxable)	79,440	79,440	0	**0.00%**	14,300	14,300	0	**0.00%**	93,740	93,740	0	**0.00%**

2025 TIF Tax Warrant

12/19/2025

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	54.09	9,229,589	197,964	9,031,625
028	LARIMER COUNTY	100.000000%	0	166,974,020	3,659,899	170,633,919	22.496	3,838,581	82,333	3,756,248
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	11.607	1,970,063	42,256	1,927,807
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	0.529416%	0	883,987	19,376	903,363	8.535	7,710	165	7,545
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	166,974,020	3,659,899	170,633,919	2.183	372,494	7,990	364,504
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	0.466	78,003	1,673	76,330
111	FORT COLLINS - LOVELAND WATER DISTRICT	99.885547%	0	166,782,913	3,655,710	170,438,623	1.35	230,092	4,935	225,157
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	166,974,020	3,659,899	170,633,919	3.02	515,314	11,052	504,262
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	57.118	392,022	8,408	383,614
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	2.013638%	0	3,362,252	40,410	3,402,662	26.851	91,365	1,085	90,280
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	4.779632%	0	7,980,744	174,930	8,155,674	56.005	456,759	9,797	446,962
165	SOUTH TIMNATH METRO DISTRICT NO. 1	0.379799%	0	634,166	13,900	648,066	19.104	12,381	266	12,115
166	SOUTH TIMNATH METRO DISTRICT NO. 2	16.896776%	0	28,213,227	618,405	28,831,632	44.576	1,285,199	27,566	1,257,633
176	TIMNATH RANCH METRO DISTRICT NO. 1	6.938245%	0	11,585,067	222,111	11,807,178	45.101	532,516	10,018	522,498
177	TIMNATH RANCH METRO DISTRICT NO. 2	14.460553%	0	24,145,367	529,242	24,674,609	57.075	1,408,303	30,206	1,378,097
178	TIMNATH RANCH METRO DISTRICT NO. 3	2.703720%	0	4,514,510	58,616	4,573,126	36.21	165,593	2,123	163,470
179	TIMNATH RANCH METRO DISTRICT NO. 4	3.686073%	0	6,154,785	71,129	6,225,914	24.861	154,782	1,768	153,014
350	TOWN OF TIMNATH TIMNATH LANDING GID	10.971217%	0	18,319,082	401,536	18,720,618	15	280,809	6,023	274,786
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	0.001380%	0	2,304	18	2,322	53.522	124	1	123
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	0.000080%	0	134	3	137	13.356	2	0	2
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*

2025 TIF Tax Warrant

12/19/2025

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	44.836	321,783	13,499	308,284
028	LARIMER COUNTY	100.000000%	0	6,875,818	301,062	7,176,880	22.496	161,451	6,773	154,678
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	1.745	12,524	526	11,998
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	2.539	15,953	670	15,283
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*

2025 TIF Tax Warrant

12/19/2025

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	54.09	15,981,964	11,281,160	4,700,804
028	LARIMER COUNTY	100.000000%	50	86,907,074	208,562,768	295,469,842	22.496	6,646,890	4,691,828	1,955,062
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	2.183	645,011	455,293	189,718
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	3.02	892,319	629,860	262,459
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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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	54.09	5,021,667	2,126,804	2,894,863
028	LARIMER COUNTY	100.000000%	0	53,519,383	39,319,719	92,839,102	22.496	2,088,508	884,536	1,203,972
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	2.183	202,668	85,835	116,833
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	3.02	280,374	118,745	161,629
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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US 34/CROSSROADS CORRIDOR RENEWAL PLAN
Authority # 094

Base	1,449,855
Increment	204,516,351
Total Assessed	205,966,206

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	204,516,351	1,449,855	205,966,206	44.836	9,234,701	65,006	9,169,695
028	LARIMER COUNTY	100.000000%	0	204,516,351	1,449,855	205,966,206	22.496	4,633,416	32,616	4,600,800
033	CITY OF LOVELAND	100.000000%	0	204,516,351	1,449,855	205,966,206	9.564	1,969,861	13,867	1,955,994
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	204,516,351	1,449,855	205,966,206	1.745	359,411	2,530	356,881
064	LARIMER COUNTY PEST CONTROL	86.915686%	0	177,756,790	1,260,151	179,016,941	0.142	25,420	179	25,241
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	100.000000%	0	204,516,351	1,449,855	205,966,206	0	0	0	0
114	LITTLE THOMPSON WATER DISTRICT	59.297309%	0	121,272,693	859,725	122,132,418	0	0	0	0
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	204,516,351	1,449,855	205,966,206	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	36.419	118,927	837	118,090
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	66.394750%	0	135,788,120	962,627	136,750,747	64	8,752,048	61,608	8,690,440
137	CENTERRA METRO DISTRICT NO. 3	0.344733%	0	705,036	4,998	710,034	6.155	4,370	31	4,339
138	CENTERRA METRO DISTRICT NO. 4	66.394750%	0	135,788,120	962,627	136,750,747	0	0	0	0
145	CENTERRA METRO DISTRICT NO. 5	19.956413%	0	40,814,128	233,327	41,047,455	16.111	661,316	3,760	657,556
180	CENTERRA METRO DISTRICT NO. 2 BOND	1.065656%	0	2,179,441	15,450	2,194,891	12.933	28,387	200	28,187
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	2.662853%	0	5,445,970	38,608	5,484,578	25.287	138,689	977	137,712
330	CENTERRA 2 FLATS	0.365022%	0	746,529	5,293	751,822	31.883	23,970	168	23,802
371	KINSTON METRO DISTRICT NO. 2	0.336204%	0	687,592	4,874	692,466	86.903	60,177	423	59,754
372	KINSTON METRO DISTRICT NO. 3	0.001074%	0	2,197	16	2,213	82.472	183	2	181
373	KINSTON METRO DISTRICT NO. 4	0.000038%	0	78	0	78	82.309	6	0	6
379	KINSTON METRO DISTRICT NO. 10	1.482497%	0	3,031,950	21,494	3,053,444	33.584	102,547	722	101,825
381	CEN 2 RW FLATS BOND	4.013470%	0	8,208,202	52,362	8,260,564	49.609	409,798	2,597	407,201
416	CEN 2 AVENIDA BOND	1.424484%	0	2,913,303	17,547	2,930,850	53.355	156,376	937	155,439
417	CEN 2 HUNT MW BOND	0.703041%	0	1,437,833	9,531	1,447,364	53.422	77,321	509	76,812
418	CEN 2 KINSTON BOND	1.482497%	0	3,031,950	16,471	3,048,421	51.16	155,957	842	155,115

** Base and increment values certified to taxing entities*

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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	54.09	1,416,280	778,585	637,695
028	LARIMER COUNTY	100.000000%	0	11,789,517	14,394,259	26,183,776	22.496	589,030	323,813	265,217
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	2.183	57,159	31,422	25,737
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	3.02	79,075	43,471	35,604
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*

2025 TIF Tax Warrant

12/19/2025

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	54.09	1,652,522	579,335	1,073,187
028	LARIMER COUNTY	100.000000%	0	19,840,768	10,710,567	30,551,335	22.496	687,283	240,945	446,338
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	2.183	66,694	23,382	43,312
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	3.02	92,265	32,346	59,919
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	73.947	2,258,537	791,411	1,467,126
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*

2025 TIF Tax Warrant

12/19/2025

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	44.836	3,836,889	3,156,962	679,927
028	LARIMER COUNTY	100.000000%	0	15,164,765	70,411,302	85,576,067	22.496	1,925,119	1,583,972	341,147
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	1.745	149,330	122,867	26,463
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	2.539	95,571	78,635	16,936
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	55.077	430,193	352,017	78,176
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

** Base and increment values certified to taxing entities*

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12/19/2025

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	54.09	433,500	283,073	150,427
028	LARIMER COUNTY	100.000000%	0	2,781,042	5,233,370	8,014,412	22.496	180,292	117,730	62,562
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	2.183	17,495	11,424	6,071
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	3.02	24,204	15,805	8,399
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

Base and increment values certified to taxing entities

2025 TIF Tax Warrant

12/19/2025

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	44.836	4,203	4,203	0
028	LARIMER COUNTY	100.000000%	0	0	93,740	93,740	22.496	2,109	2,109	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	1.745	164	164	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	70	4,215	4,215	0
423	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 2	13.032518%	0	0	10,340	10,340	60	620	620	0
424	CENTERRA SOUTH METROPOLITAN DISTRICT NO. 3	9.466852%	0	0	7,511	7,511	10	75	75	0

** Base and increment values certified to taxing entities*