

The total parcel count for tax year 2019 is 159,437. Taxable accounts in Larimer County 160,120. A parcel can have more than one account associated with it.

Property tax revenue supports public schools, county governments, special districts, municipal governments, and junior colleges. All of the revenue generated by property taxes stays within the county. Property taxes do not fund any state services.

The county assessor is not responsible for high or low tax rates or setting mill levies.

The county assessor is responsible for discovering, listing, classifying, and valuing all property in the county in accordance with state laws. The assessor's goal is to establish accurate values of all property located within the county, which in turn ensures that the tax burden is distributed fairly and equitably among all property owners. Real property is revalued every odd-numbered year. Personal Property is revalued every year.

The State Legislature sets the percentage which is used to determine the assessed valuation upon which the levies and taxes are determined. For property that is classified residential, the current assessment rate is 7.15% of market value. The assessment rate for most other types of property, including personal property, is 29% of actual value.

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

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

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

COLORADO LAWS REQUIRE OWNERS OF REVENUE-PRODUCING PERSONAL PROPERTY AND OWNERS OF PRODUCING NATURAL RESOURCES TO FILE A DECLARATION SCHEDULE WITH THE ASSESSOR EACH YEAR BETWEEN JANUARY 1 AND APRIL 15.

Larimer County Colorado Abstract Of Assessments and Levies 2019

Prepared by Larimer County Assessor

Elected Officials

Assessor
Bob Overbeck

Clerk and Recorder
Angela Myers

Commissioners
John Kefalas
Steve Johnson
Tom Donnelly

Coroner
James A. Wilkerson, IV, MD

District Attorney
Clifford E. Riedel

Treasurer
Irene Josey

Sheriff
Justin Smith

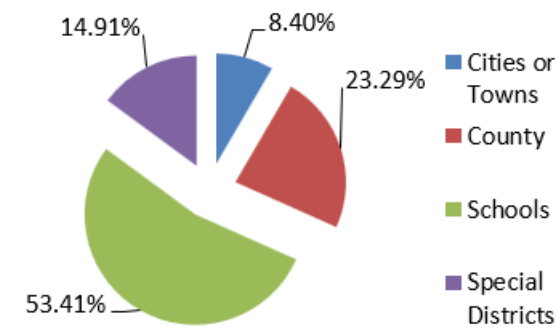
Surveyor
Chad Washburn



200 W Oak Street
PO Box 1190
Fort Collins, CO 80522
Telephone: (970) 498-7050
Fax: (970) 498-7070
Office Hours 7:30 am – 4:30 pm
www.larimer.org/assessor

Revenue Totals by District Type	
City or Town	\$53,890,597
Community College	\$3,308
County	\$149,478,639
Downtown Development Auth	\$1,086,125
Fire	\$22,257,793
Hospital	\$16,057,888
Improvement	\$3,383,105
Library	\$14,376,131
Metropolitan	\$26,169,619
Pest	\$807,756
Recreation	\$2,697,465
Sanitation	\$456,793
School	\$342,829,370
Soil Conservation	\$0
Urban Renewal Authority	\$0
Water	\$8,376,673
Total	\$641,871,262

2019 Revenue Distribution



General Tax - County Valuation

Fund	Levy	Revenue
Abatements and Refunds	.082	\$560,639
Capital Expenditure	.000	\$0
Developmentally Disabled	.750	\$5,127,795
Fair Fund	.000	\$0
General Fund	18.669	\$127,641,069
Health Fund	.618	\$4,225,303
Road and Bridge	.813	\$5,558,530
Social Services	1.471	\$10,057,315
Temp Credit	-.540	(\$3,692,012)
Total	21.863	\$149,478,639

Property Class	Assessed Value
Agricultural	26,997,678
Ag Possessory Interest	127,441
Flood Irrigation	9,583,685
Dry Farm Land	551,608
Meadow Hay Land	1,104,240
Grazing Land	1,610,884
Farm/Ranch Waste Land	62,089
Forest Land	79,010
Farm/Ranch Support Bldgs	13,506,460
All Other AG Property	372,261
Commercial	1,977,846,296
Com Possessory Interest	1,777,621
Merchandising	469,527,313
Lodging	143,456,591
Offices	268,360,316
Recreation	27,904,090
Special Purpose	379,704,047
Warehouse/Strg	253,786,917
Multi-Use (3+)	23,017,503
Condominiums	191,652,184
Partially Exempt (Tax Part)	27,578,971
Com/Res Equip, Furnishings, etc.	191,080,743
Industrial	429,714,085
Contract/Service	2,362,369
Manuf/Processing	169,393,350
Ind Condominiums	3,806,192
Ind Equip, Furnishings, etc	254,152,174
Natural Resources	4,731,825
Earth or Stone Products	1,203,033
Non-Producing Patented	966
NR Equip, Furnishings, etc.	2,341,155
Severed Mineral Interests	1,186,671
Oil and Gas	190,625,313
Natural Gas Liquids	19,210,671
Producing Oil	145,238,670
Producing Gas	23,545,400
OG Equip, Furnishings, etc.	2,630,572
Residential	3,821,505,623
Single Family Residence	3,202,268,809
Duplexes-Triplexes	62,286,158
Multi-Units	240,226,610
Mobile Homes	9,629,629
Mobile Home Parks	21,995,446
Condominiums	222,869,595
Property Not Integral to Ag	5,369,184
Mfd Home Not Integral to Ag	122
Farm/Ranch Residences	55,931,160
Partially Exempt	928,910
State Assessed	134,666,400
Real & Personal	134,666,400
Vacant Land	250,972,533
Vacant Possessory Interest	342,623
Residential Lots	148,638,533
Commercial Lots	52,292,719
Industrial Lots	106,996
PUD Lots	11,865,526
Less Than 1 Acre	2,390,412
1.0 to 4.99 Acres	5,934,072
5.0 to 9.99 Acres	3,406,846
10.0 to 34.99 Acres	7,574,281
35.0 to 99.99 Acres	16,754,533
100.0 Acres and Up	477,485
Minor Structures on Vacant	1,188,507
Grand Total Assessed Value	6,837,059,753

District	Value	Levy	Revenue
City or Town			
Berthoud	141,599,278	8.188	\$1,159,415
Estes Park	241,279,124	1.822	\$439,611
Fort Collins	2,945,432,924	9.797	\$28,856,406
Johnstown	239,607,417	23.947	\$5,737,879
Loveland	1,410,005,655	9.564	\$13,485,294
Timnath	125,947,238	6.688	\$842,335
Wellington	115,135,503	13.182	\$1,517,716
Windsor	153,943,564	12.030	\$1,851,941

Community College			
Aims Community College	520,500	6.355	\$3,308

County			
Larimer Cnty	6,837,059,753	21.863	\$149,478,639

Downtown Development Authority			
Fort Collins DDA	217,224,981	5.000	\$1,086,125

Fire			
Allenspark	6,274,652	7.648	\$47,989
Berthoud	235,468,552	13.948	\$3,284,315
Crystal Lakes	24,756,075	9.000	\$222,805
Estes Valley	371,016,626	1.950	\$723,482
Glacier View	25,031,133	11.650	\$291,613
Front Range	7,428,299	11.491	\$85,359
Livermore	21,863,531	6.520	\$142,550
Loveland Rural	595,552,938	8.708	\$5,186,075
Lyons	14,165,617	12.173	\$172,438
Pinewood Lake	3,167,119	5.780	\$18,306
Pinewood Springs	13,070,488	8.778	\$114,733
Poudre Canyon	10,681,778	21.142	\$225,834
Poudre Valley	696,537,611	10.665	\$7,428,574
Red Feather Lakes	16,747,808	12.112	\$202,849
Wellington	175,114,334	14.999	\$2,626,540
Windsor - Severance	184,137,311	8.061	\$1,484,331

Hospital			
Health Dist of N Lar Cnty	4,014,045,275	2.167	\$8,698,436
Park Hospital Dist	415,340,529	7.505	\$3,117,131
Thompson Valley Health	2,407,673,949	1.762	\$4,242,321

Improvement			
Fort Collins GID 1	124,729,678	4.924	\$614,169
Larimer Cnty GID 2	11,202,984	10.000	\$112,030
Larimer Cnty GID 4	17,617,599	10.000	\$176,176
Larimer Cnty GID 8	5,201,065	8.382	\$43,595
Larimer Cnty GID 10	1,448,702	0.375	\$543
Larimer Cnty GID 11	4,735,115	5.770	\$27,322
Larimer Cnty GID 12	1,616,214	12.500	\$20,203
Larimer Cnty GID 13A	3,114,228	11.660	\$36,312
Larimer Cnty GID 14	6,700,370	15.000	\$100,506
Larimer Cnty GID 15	4,041,619	10.000	\$40,416
Larimer Cnty GID 16	901,134	9.600	\$8,651
Larimer Cnty GID 17	3,613,485	8.500	\$30,715
Larimer Cnty GID 18	2,037,279	12.000	\$24,447
Larimer Cnty GID 1991-1	610,934	29.729	\$18,162
Loveland GID 1	25,691,626	2.684	\$68,956
Larimer Cnty PID 19	6,745,436	12.104	\$81,647
Larimer Cnty PID 20	15,128,793	9.500	\$143,724
Larimer Cnty PID 21	3,062,628	17.080	\$52,310
Larimer Cnty PID 22	1,081,070	12.400	\$13,405
Larimer Cnty PID 23	898,540	12.000	\$10,782
Larimer Cnty PID 24	3,178,166	9.358	\$29,741
Larimer Cnty PID 25	1,606,996	12.446	\$20,001
Larimer Cnty PID 26	8,760,799	10.149	\$88,913
Larimer Cnty PID 27	684,014	14.823	\$10,139
Larimer Cnty PID 28	925,206	10.808	\$10,000
Larimer Cnty PID 29	952,305	12.601	\$12,000
Larimer Cnty PID 30	3,523,375	8.409	\$29,628

District	Value	Levy	Revenue
Improvement			
Larimer Cnty PID 31	697,225	22.641	\$15,786
Larimer Cnty PID 32	1,948,328	8.948	\$17,434
Larimer Cnty PID 33	2,609,503	15.364	\$40,092
Larimer Cnty PID 34	4,504,881	18.000	\$81,088
Larimer Cnty PID 35	1,163,742	14.608	\$17,000
Larimer Cnty PID 36	5,396,686	11.580	\$62,494
Larimer Cnty PID 37	1,157,835	8.969	\$10,385
Larimer Cnty PID 38	16,865,785	3.061	\$51,626
Larimer Cnty PID 39	3,755,264	9.988	\$37,508
Larimer Cnty PID 40	1,432,551	23.000	\$32,949
Larimer Cnty PID 41	1,110,333	20.000	\$22,207
Larimer Cnty PID 42	2,105,903	14.629	\$30,807
Larimer Cnty PID 43	1,320,542	15.145	\$20,000
Larimer Cnty PID 44	1,833,708	74.386	\$136,402
Larimer Cnty PID 45	845,216	23.663	\$20,000
Larimer Cnty PID 46	1,254,602	10.759	\$13,498
Larimer Cnty PID 47	309,905	16.762	\$5,195
Larimer Cnty PID 48	646,019	30.185	\$19,500
Larimer Cnty PID 49	334,019	16.762	\$5,599
Larimer Cnty PID 51	2,410,674	17.396	\$41,936
Larimer Cnty PID 52	810,433	10.364	\$8,399
Larimer Cnty PID 53	2,074,490	35.058	\$72,727
Larimer Cnty PID 54	4,047,005	7.574	\$30,652
Larimer Cnty PID 55	10,155,130	20.000	\$203,103
Larimer Cnty PID 56	185,880	34.065	\$6,332
Larimer Cnty PID 57	551,308	25.564	\$14,094
Larimer Cnty PID 58	587,839	19.854	\$11,671
Larimer Cnty PID 59	2,749,300	34.310	\$94,328
Larimer Cnty PID 60	18,327,190	3.610	\$66,161
Larimer Cnty PID 61	3,438,846	14.626	\$50,297
Larimer Cnty PID 62	1,222,025	38.892	\$47,527
Larimer Cnty PID 63	674,090	25.210	\$16,994
Larimer Cnty PID 64	1,150,389	25.630	\$29,484
Larimer Cnty PID 65	871,158	24.121	\$21,013
Larimer Cnty PID 66	1,177,136	18.213	\$21,439
Larimer Cnty PID 67	4,672,904	34.668	\$162,000
Larimer Cnty PID 68	870,932	23.980	\$20,885

Library			
Berthoud Community	233,338,930	2.400	\$560,013
Estes Valley Public	415,419,893	4.546	\$1,888,499
Lyons Regional	13,725,947	5.858	\$80,407
Poudre River Public	3,841,426,470	3.000	\$11,524,279
Red Feather Mtn	67,985,902	4.750	\$322,933

Metropolitan			
Berthoud Heritage 2	6,508,013	72.363	\$470,939
Berthoud Heritage 3	531	50.000	\$27
Berthoud Heritage 4	2,566,469	55.664	\$142,860
Berthoud Heritage 5	119,447	55.664	\$6,649
Berthoud Heritage 6	1,129,949	72.363	\$81,766
Berthoud Heritage 7	334,779	20.000	\$6,696
Berthoud Heritage 8	1,428,884	72.363	\$103,398
Berthoud Heritage 9	42,601	50.000	\$2,130
Brands East Metro 1	145	39.000	\$6
Brands East Metro 2	155,699	39.000	\$6,072
Brands East Metro 3	1,137	43.417	\$49
Brands East Metro 4	3,152,554	30.000	\$94,577

The list of mill levies only include those taxing authorities with a mill levy greater than zero. Value reflects gross assessed value before tax increment financing deductions. Please visit our web site for a complete list of all taxing authorities, mill levy, and tax increment financing revenue distribution reports at www.larimer.org/assessor.

District	Value	Levy	Revenue
Metropolitan			
Brands Metro 1	12	39.000	\$0
Brands Metro 2	1,597,573	39.000	\$62,305
Brands Metro 3	12	39.000	\$0
Brands Metro 4	12	39.000	\$0
Brands West 1	10,962	39.000	\$428
Brands West 2	10,962	39.000	\$428
Brands West 3	10,962	39.000	\$428
Brands West 4	10,962	39.000	\$428
Cascade Ridge	6,204	66.793	\$414
Centerra 2	125,180,821	47.600	\$5,958,607
Centerra 2 Bond	2,916,280	6.554	\$19,113
Centerra 2 Flats	690,194	15.903	\$10,976
Centerra 2 Res Debt	5,158,473	10.877	\$56,109
Centerra 3	64,337	5.000	\$322
Centerra 5	11,218,789	15.000	\$168,282
Deer Meadows	3,308,439	66.796	\$220,990
Eagle Brook Meadows 1	1,786	65.000	\$116
Eagle Brook Meadows 2	532,037	65.000	\$34,582
Eagle Brook Meadows 3	2,076	65.000	\$135
East Fossil Creek Ranch 2	21,181	39.000	\$826
Encore on 34 2	8,801,437	50.000	\$440,072
Encore on 34 3	22,892	33.000	\$755
Foothills	37,000,211	67.512	\$2,497,958
Foundry Loveland	3,971,429	52.620	\$208,977
Hammond Farm 2	6,942,399	70.715	\$490,932
Hammond Farm 3	145	65.453	\$9
Hammond Farm 4	258	65.000	\$17
Harmony Tech Park	20,349,962	25.500	\$518,924
Heritage Ridge Metro	9,405,810	70.664	\$664,652
Highpointe Vista 2	17,313,008	38.785	\$671,485
I-25 Prospect Interchange	151,637	10.000	\$1,516
Johnstown North 2	14,249,070	25.000	\$356,227
Johnstown North 3	6,981	25.000	\$175
Johstow Plaza 2	14,795,748	26.598	\$393,537
Lakeview	329,556	60.000	\$19,773
Lee Farm 2	2,773	65.000	\$180
Lee Farm 3	2,117	65.000	\$138
Lee Farm 4	2,302	65.000	\$150
Loveland Midtown	5,203,756	44.531	\$231,728
Parkside Metro	36,176	16.583	\$600
Prairiestar 2	9,834,341	50.096	\$492,661
Prairiestar 3	689	35.000	\$24
Ptarmigan West 2	536,831	39.000	\$20,936
Ptarmigan West 3	629,188	20.000	\$12,584
Rose Farm Acres	575,750	72.000	\$41,454
Serratoga Falls 1	259,783	50.000	\$12,989
Serratoga Falls 2	3,484,928	55.664	\$193,985
Serratoga Falls 3	1,753,876	52.833	\$92,663
South Timnath 1	624,977	16.699	\$10,436
South Timnath 2	23,497,144	38.965	\$915,566
SW Timnath 2	3,831,042	55.664	\$213,251
SW Timnath 3	1,690,805	55.664	\$94,117
SW Timnath 4	3,195,105	55.664	\$177,852
The Lakes at Centera 2	13,192,748	77.410	\$1,021,251
The Lakes at Centera 3	2,188,218	70.610	\$154,510
The Villages at Johnstown 2	9,662	50.000	\$483
The Villages at Johnstown 3	415	50.000	\$21

Please visit our website for mill levy data at the tax district level and value distributions for Tax Increment Financing Authorities at: www.larimer.org/assessor

District	Value	Levy	Revenue
Metropolitan			
Thompson Crossing 2	53,425,705	20.000	\$1,068,514
Thompson Crossing 2 Bond	14,795,748	4.712	\$69,718
Thompson Crossing 3	1,351	90.703	\$123
Thompson Crossing 4	19,175,224	82.259	\$1,577,335
Thompson Crossing 6	4,098,764	90.703	\$371,770
Timnath Farms N 1	12,254	50.350	\$617
Timnath Farms N 2	232	50.350	\$12
Timnath Farms N 3	232	50.350	\$12
Timnath Ranch 1	1,791,841	50.098	\$89,768
Timnath Ranch 2	18,589,716	50.098	\$931,308
Timnath Ranch 3	42,593	35.000	\$1,491
Timnath Ranch 4	4,205,401	35.000	\$147,189
Trailside 2	476,160	50.000	\$23,808
Trailside 3	400,606	50.000	\$20,030
Trailside 4	271,347	50.000	\$13,567
Trailside 5	1,586	18.000	\$29
Van De Water 2	22,892,929	51.057	\$1,168,844
Van De Water 3	10,092,562	40.000	\$403,702
Waterfall 1	8,417,557	45.000	\$378,790
Waterfront	8,839,590	36.000	\$318,225
Wildwing District 2	7,141,821	55.413	\$395,750
Wildwing District 3	3,305,962	52.913	\$174,928
Wildwing District 4	3,690,876	51.022	\$188,316
Wildwing District 5	155,620	50.000	\$7,781
Windsor Highlands 1	6,904,913	33.397	\$230,603
Windsor Highlands 2	7,693,111	38.964	\$299,754
W			