

CALCULATE YOUR TAXES

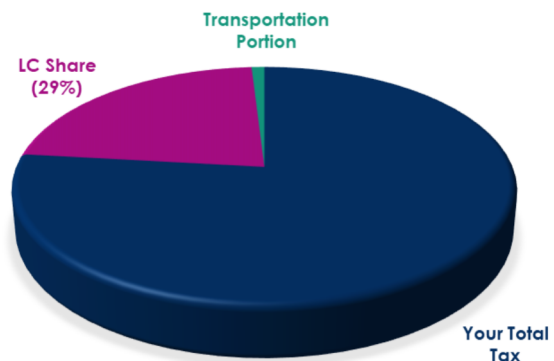
Start with your Residential Home's Appraised Value
Average Appraised Value
\$350,000

Then, Determine your Property's Assessed Value (Appraised Value x 7.15%)
\$350,000 x 7.15%
= \$25,025

Next, Calculate your Annual Property Tax Rate (Assessed Value x Total Mill Levy/1000)
\$25,025 x 74.965/1000 =
\$1,876 Total Tax Due

Larimer County's Share is 29% =
\$544.00/year

The Road & Bridge Transportation Mill Levy is 0.937 Mills or Approximately 4%
Transportation Dollars = \$23.45



Based on 2019 dollars.



LARIMER COUNTY ENGINEERING

PUBLIC IMPROVEMENT DISTRICTS

Public Improvements Districts (PIDs) provide a way for property owners to finance and construct public improvements

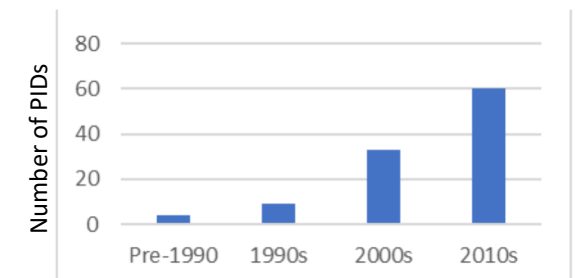
PUBLIC IMPROVEMENT DISTRICT STATISTICS

There are **305 paved public road subdivisions** with a total of over **350 miles of roads**, including gravel, in Larimer County subdivisions:

- 250+ miles of public subdivision roads receive NO County maintenance
- 100+ miles of public subdivision roads receive minimal County maintenance

60 current PIDs encompass:

- 5500+ properties
- 51 PIDs are subdivisions with NO County maintenance
- 9 PIDs are subdivisions that receive minimal County maintenance (surface treatments only)
- 124 miles of road include:
 - 44 Paved Road PIDs = 49 miles of paved PID roads
 - 16 Gravel Road PIDs = 75 miles of gravel roads
 - Existing PIDs Collect ~ \$2.1 Million/Year



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Why do Public Improvement Districts exist?

Larimer County stopped accepting new public subdivision roads for surface maintenance in 1994. Each year more public subdivision roads go without maintenance of any kind.

Local governments cannot always do everything they would like to do for their residents. Sometimes extra revenue is necessary to meet the needs of residents. Larimer County is a leader in the establishment of small districts. It is our experience that the districts empower people to take responsibility for their needs.

What is a Public Improvement District?

A public improvement district (PID) is a taxing entity which can finance, construct and maintain public improvements. A PID may be formed to address any type of public improvement service. It has authority to issue debt and to impose a mill levy against real and personal property within the district. The predominant use of PIDs in Larimer County is for improvements and maintenance to subdivision roads.

How does a Public Improvement District work?

A PID begins with a plan. The plan identifies the proposed improvements, the cost of construction and the cost of maintenance. It also identifies the cost to each of the property owners who will benefit from the proposed improvement. The plan serves as a basis for a petition requesting that the district be formed.

What are some of the benefits of a Public Improvement District?

- Property values benefit where districts are formed for the purpose of maintaining streets.
- Mortgage financing companies sometimes require public maintenance of streets as a condition of making a loan.
- Public street maintenance allows owners to stay ahead of maintenance needs. A planned program of street maintenance includes preventive maintenance. Sealing cracks and resurfacing streets before deterioration occurs saves money over the life cycle of the pavement.
- Each district has a board of volunteers, typically made up of 3-5 property owners, who work with County staff to establish priorities for work that needs to be done.

How does a Public Improvement District get formed?

Project Meeting

After contacting the Larimer County Engineering Department a public meeting is held and people who are interested and would be affected by the proposed district can come and learn about it.

Project Plan

The process of forming a public improvement district begins with a plan. Once the application is filed, Engineering Department staff prepare a plan for the improvement and a petition requesting that the district be formed. The plan includes a description of the proposed project and a cost estimate of the proposed improvements.

PID Petition

The plan and cost estimate are then incorporated as part of a petition asking that a district be formed at an election. The petition

is signed by neighbors in the district who are in favor of the PID going to election. The petition is filed with the Larimer County Clerk & Recorder.

Public Hearing

Upon receipt of a valid petition with at least 30% signing in favor, a public hearing is held with the Board of County Commissioners and people can come and make comments about the proposed district. The Board of County Commissioners may or may not order an election on the proposed district based on the petition and feedback during the hearing. The Board of County Commissioners have usually ordered an election if a majority of the property owners have signed the petition.

District Election

If an election is ordered by the Board of County Commissioners, it must be held in November of that year. The election is a formal election under the election laws of the state. If a simple majority of those who vote are in favor of the proposed district, it is formed.

