

The total parcel count for tax year 2023 is 168,924.
Taxable accounts in Larimer County 164,213.

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.

Tax year 2023 Assessments rates are as follows: Residential & Multi-Family **6.7%**; Renewable energy **26.40%**; Agricultural **26.40%**; State Assessed **26.40%**; Vacant Land, Commercial Property, and Business Personal Property **27.9%**.

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.

2023 Elected Officials

Clerk and Recorder

Tina Harris

Coroner

Stephen Hanks

District Attorney

Gordon P. McLaughlin

Treasurer & Public Trustee

Irene Josey

Sheriff

John Feyen

Surveyor

Tom Donnelly

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
2023

Prepared by Larimer County Assessor



Bob Overbeck
Larimer County Assessor

Yara Zokaie, Esq.
Chief Deputy Assessor

County Commissioners

John Kefalas, District 1

Kristin Stephens, District 2

Jody Shadduck-McNally, District 3



200 W Oak Street
PO Box 1190
Fort Collins, CO 80522
Telephone: (970) 498-7050
Fax: (970) 498-7070
www.larimer.gov/assessor

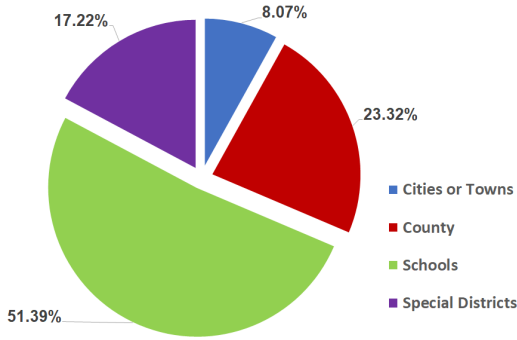
Many thanks to the Assessor staff
for their dedication and hard work.

*Revised, April 2025

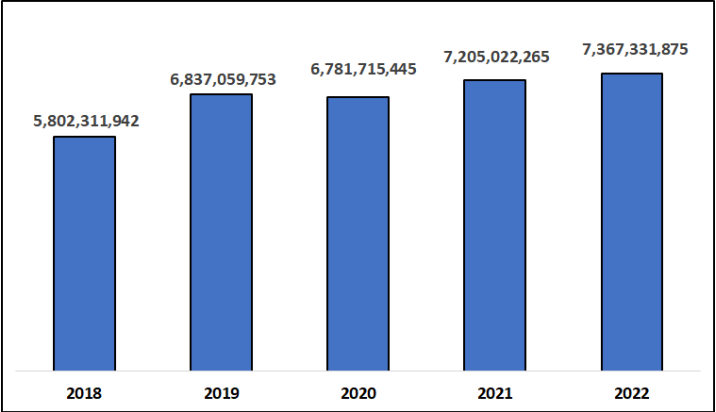
Revenue Totals by District Type

City or Town	\$69,019,366
Community College	\$3,988
County	\$199,410,694
Downtown Development Auth	\$1,355,882
Fire	\$36,018,876
Hospital	\$21,618,053
Improvement	\$4,892,534
Library	\$19,222,432
Metropolitan	\$48,354,013
Pest	\$1,087,747
Recreation	\$2,964,358
Sanitation	\$698,357
School	\$439,369,341
Water	\$11,002,798
Total	\$855,018,439

2023 Revenue Distribution



Historical Total Assessed Value 2018-2022



General Tax - County Valuation

Fund	Levy	Revenue
Abatements and Refunds	.056	\$513,543
Developmentally Disabled	.750	\$6,877,812
General Fund	19.219	\$176,246,224
Health Fund	.542	\$4,970,365
Road and Bridge	.411	\$3,769,041
Social Services	1.399	\$12,829,412
Total	21.745	\$199,410,694

Property Class	Assessed Value
Agricultural	31,807,038
Ag Possessory Interest	109,975
Flood Irrigation	8,920,871
Dry Farm Land	481,260
Meadow Hay Land	1,031,393
Grazing Land	1,530,960
Farm/Ranch Waste Land	57,190
Forest Land	72,686
Farm/Ranch Support Bldgs	18,006,158
All Other AG Property	1,596,545
Commercial	2,622,633,696
Comm Possessory Interest	1,464,587
Merchandising	554,645,242
Lodging	194,677,901
Offices	310,197,084
Recreation	27,566,129
Special Purpose	538,166,395
Warehouse/Strg	444,822,573
Multi-Use (3+)	29,525,299
Condominiums	280,086,203
Partially Exempt (Tax Part)	41,704,069
Com/Res Equip, Furnishings, etc.	199,778,214
Industrial	549,950,674
Contract/Service	3,331,232
Manuf/Processing	259,728,255
Ind Condominiums	9,571,072
Ind Equip, Furnishings, etc	277,320,115
Natural Resources	5,833,782
Earth or Stone Products	4,780,615
Non-Producing Patented	89
Severed Mineral Interests	1,053,078
Oil and Gas	263,953,322
Natural Gas Liquids	8,537,638
Producing Oil	177,289,819
Producing Gas	73,717,376
OG Equip, Furnishings, etc.	4,408,489
Residential	5,176,604,880
Single Family Residence	4,325,962,000
Duplexes-Triplexes	79,679,137
Multi-Units	366,713,115
Mobile Homes	4,251,187
Mobile Home Parks	42,652,266
Condominiums	257,039,930
Property Not Integral to Ag	8,489,906
Farm/Ranch Residences	90,557,748
Partially Exempt	1,259,591
State Assessed	170,650,500
Real & Personal	170,650,500
Vacant Land	348,982,040
Vacant Possessory Interest	350,011
Residential Lots	205,558,060
Commercial Lots	67,149,011
Industrial Lots	140
PUD Lots	17,836,780
Non-Minor Structures	1,296,020
Less Than 1 Acre	3,652,711
1.0 to 4.99 Acres	8,129,026
5.0 to 9.99 Acres	5,978,066
10.0 to 34.99 Acres	13,184,783
35.0 to 99.99 Acres	24,606,300
100.0 Acres and Up	1,241,132
Grand Total Assessed Value	9,170,415,932

District	Value	Levy	Revenue	District	Value	Levy	Revenue	District	Value	Levy	Revenue
City or Town				Improvement				Metropolitan			
Berthoud	243,249,024	9.072	\$2,206,755	Larimer Cnty PID 22	1,315,860	12.400	\$16,317	Airpark North 1	97	37.669	\$4
Estes Park	332,864,543	1.378	\$458,687	Larimer Cnty PID 23	1,226,311	12.000	\$14,716	Airpark North 2	4,060	36.171	\$147
Fort Collins	3,646,946,728	9.797	\$35,729,137	Larimer Cnty PID 24	4,224,523	9.358	\$39,533	Airpark North 3	217,751	36.379	\$7,922
Loveland	1,885,250,288	9.564	\$18,030,534	Larimer Cnty PID 25	2,554,332	15.486	\$39,556	Airpark North 4	482,834	36.379	\$17,565
Timnath	240,660,240	6.688	\$1,609,536	Larimer Cnty PID 26	11,098,668	10.149	\$112,640	Berthoud 160	16,826	17.069	\$287
Wellington	165,846,229	12.439	\$2,062,961	Larimer Cnty PID 27	853,120	14.823	\$12,646	Berthoud-Heritage 2	17,493,575	78.235	\$1,368,610
Windsor	233,654,604	12.030	\$2,810,865	Larimer Cnty PID 28	1,329,244	9.760	\$12,973	Berthoud-Heritage 3	12,712	67.589	\$859
Johnstown	255,183,976	23.947	\$6,110,891	Larimer Cnty PID 29	1,243,124	9.650	\$11,996	Berthoud-Heritage 4	10,125,499	62.388	\$631,710
Community College				Larimer Cnty PID 30	4,141,327	9.658	\$39,997	Berthoud-Heritage 5	34,660	67.572	\$2,342
Aims Community College	629,350	6.336	\$3,988	Larimer Cnty PID 31	1,016,762	27.000	\$27,453	Berthoud-Heritage 6	2,523,278	85.190	\$214,958
County				Larimer Cnty PID 32	2,683,924	8.948	\$24,016	Berthoud-Heritage 7	2,066,991	21.041	\$43,492
Larimer County	9,170,415,932	21.745	\$199,410,694	Larimer Cnty PID 33	3,273,630	29.754	\$97,404	Berthoud-Heritage 8	5,205,222	71.964	\$374,589
Downtown Dev. Authority				Larimer Cnty PID 34	5,394,145	18.000	\$97,095	Berthoud-Heritage 9	56,420	67.324	\$3,798
Fort Collins DDA	271,176,453	5.000	\$1,355,882	Larimer Cnty PID 35	1,543,408	14.608	\$22,546	Berthoud-Heritage 10	613,134	68.546	\$42,028
Fire				Larimer Cnty PID 36	7,796,614	13.580	\$105,878	Berthoud-Heritage 11	183,539	71.410	\$13,107
Allenspark	9,605,310	7.553	\$72,549	Larimer Cnty PID 37	1,525,234	7.410	\$11,302	Berthoud-Heritage 12	159,486	67.562	\$10,775
Berthoud	380,070,436	13.868	\$5,270,817	Larimer Cnty PID 38	22,891,291	3.061	\$70,070	Berthoud-Heritage 13	187,232	70.722	\$13,241
Crystal Lakes	46,028,105	9	\$414,253	Larimer Cnty PID 39	5,189,218	9.988	\$51,830	Berthoud-Heritage 14	255,045	67.562	\$17,231
Estes Valley	521,962,677	2.069	\$1,079,941	Larimer Cnty PID 40	1,723,298	23.000	\$39,636	Berthoud-Heritage 15	238,306	67.562	\$16,100
Front Range	21,852,446	11.663	\$254,865	Larimer Cnty PID 41	1,461,907	20.000	\$29,238	Berthoud-Heritage 16	99,072	67.562	\$6,694
Glacier View	39,632,672	11.65	\$461,721	Larimer Cnty PID 42	3,010,750	12.502	\$37,640	Berthoud-Heritage 17	351,452	76.891	\$27,023
Livermore	33,022,481	12	\$396,270	Larimer Cnty PID 43	2,078,400	20.522	\$42,653	Brands East Metro 1	140	39.000	\$5
Loveland Rural	866,209,076	11.186	\$9,689,415	Larimer Cnty PID 45	1,114,384	23.663	\$26,370	Brands East Metro 2	752,308	40.539	\$30,498
Lyons	21,972,014	15.396	\$338,281	Larimer Cnty PID 46	1,738,621	15.707	\$27,309	Brands East Metro 3	9,271,814	45.964	\$426,170
Pinewood Springs	19,933,575	6.278	\$125,143	Larimer Cnty PID 47	500,662	16.762	\$8,392	Brands East Metro 4	6,351,887	31.182	\$198,065
Poudre Canyon	14,815,812	21.142	\$313,236	Larimer Cnty PID 48	884,661	28.270	\$25,009	Brands Metro 1	321	39.000	\$13
Poudre Valley	1,019,749,405	11.047	\$11,265,172	Larimer Cnty PID 49	411,791	16.762	\$6,902	Brands Metro 2	2,994,685	40.537	\$121,396
Red Feather Lakes	23,970,317	12.112	\$290,328	Larimer Cnty PID 51	2,382,657	17.396	\$41,449	Brands Metro 3	11	43.183	\$0
Wellington	252,613,497	15.013	\$3,792,486	Larimer Cnty PID 52	1,124,667	10.364	\$11,656	Brands Metro 4	11	39.000	\$0
Windsor - Severance	273,260,634	8.25	\$2,254,400	Larimer Cnty PID 53	2,695,198	20.334	\$54,804	Brands West 1	10	39.000	\$0
Hospital				Larimer Cnty PID 55	14,050,738	20.000	\$281,015	Brands West 2	4,538,556	40.613	\$184,324
Health Dist. N Larimer Cnty	5,217,944,512	2.167	\$11,307,286	Larimer Cnty PID 56	328,041	34.065	\$11,175	Brands West 3	1,195	39.000	\$47
Park Hospital Dist	584,470,987	7.505	\$4,386,455	Larimer Cnty PID 57	832,405	25.564	\$21,280	Brands West 4	6,509,948	20.841	\$135,674
Thompson Valley Health	3,368,000,435	1.759	\$5,924,313	Larimer Cnty PID 58	738,679	19.854	\$14,666	Cascade Ridge	1,043,257	69.425	\$72,428
				Larimer Cnty PID 59	3,429,194	8.322	\$28,538	Cen 2 Avenida Bond	1,527,750	46.923	\$71,687
Improvement				Larimer Cnty PID 60	31,635,642	3.610	\$114,205	Cen 2 Hunt Mw Bond	845,787	46.647	\$39,453
Fort Collins GID 1	153,692,941	4.924	\$756,784	Larimer Cnty PID 61	5,114,825	14.626	\$74,809	Cen 2 Kingston Bond	406,926	41.277	\$16,797
Historic Loveland BID	45,118,072	5.000	\$225,590	Larimer Cnty PID 62	1,786,371	38.892	\$69,476	Cen 2 Rw Flats Bond	6,349,855	43.468	\$276,015
Ladera BID	3,599,483	10	\$35,995	Larimer Cnty PID 63	909,336	25.210	\$22,924	Cen 2 Savanna Fourth Bond	1,390,879	48.712	\$67,752
Larimer Cnty GID 11	7,166,094	5.77	\$41,348	Larimer Cnty PID 64	1,489,997	0.138	\$206	Centerra 2 Flats	710,072	34.854	\$24,749
Larimer Cnty GID 12	1,882,109	12.5	\$23,526	Larimer Cnty PID 65	1,049,523	23.160	\$24,307	Centerra 2	120,594,736	62.000	\$7,476,874
Larimer Cnty GID 13A	4,214,912	11.66	\$49,146	Larimer Cnty PID 66	1,603,708	18.213	\$29,208	Centerra 2 Bond	4,533,550	13.302	\$60,305
Larimer Cnty GID 14	9,532,412	15	\$142,986	Larimer Cnty PID 67	6,061,987	34.751	\$210,660	Centerra 2 Res Debt	5,519,795	22.152	\$122,274
Larimer Cnty GID 15	4,793,618	10	\$47,936	Larimer Cnty PID 68	1,242,715	16.053	\$19,949	Centerra 3	7,595,505	5.954	\$45,224
Larimer Cnty GID 16	1,153,896	9.6	\$11,077	Larimer Cnty PID 69	1,249,801	68.160	\$85,186	Centerra 5	33,727,079	15.626	\$527,019
Larimer Cnty GID 17	4,761,346	8.5	\$40,471	Larimer Cnty PID 70	3,089,562	40.501	\$125,130	Deer Meadows	4,361,465	66.449	\$289,815
Larimer Cnty GID 18	2,892,771	12	\$34,713	Larimer Cnty PID 71	2,371,702	46.616	\$110,559	Eagle Brook Meadows 1	140	15.535	\$2
Larimer Cnty GID 1991-1	696,909	29.729	\$20,718	Larimer Cnty PID 73	970,862	31.126	\$30,219	Eagle Brook Meadows 2	11,557,498	76.448	\$883,548
Larimer Cnty GID 2	17,067,825	10	\$170,678	Larimer Cnty PID 74	1,613,280	49.643	\$80,088	Eagle Brook Meadows 3	1,481,236	67.563	\$100,077
Larimer Cnty GID 4	24,670,398	10	\$246,704	Loveland GID 1	41,928,606	2.684	\$112,536	East Fossil Creek Ranch Metro 2	8,215,132	41.610	\$341,832
Larimer Cnty GID 8	6,467,505	8.382	\$54,211					Encore On 34 2	7,319,964	50.000	\$365,998
Larimer Cnty PID 19	8,910,428	12.104	\$107,852					Encore On 34 3	25,496	33.000	\$841
Larimer Cnty PID 20	18,978,536	9.5	\$180,296					Fisher Farm 1	548	53.792	\$29
Larimer Cnty PID 21	3,848,139	17.50	\$67,342					Fisher Farm 2	26,273	54.923	\$1,443

District	Value	Levy	Revenue	District	Value	Levy	Revenue
Metropolitan				Metropolitan			
Fisher Farm 3	23,687	54.923	\$1,301	Southwest Timnath 1	2,320	59.403	\$138
Fisher Farm 4	10,341	53.307	\$551	Southwest Timnath 2	4,650,817	59.403	\$276,272
Foothills	23,482,819	71.136	\$1,670,474	Southwest Timnath 3	2,235,336	59.403	\$132,786
Foundry Loveland	10,145,886	53.967	\$547,543	Southwest Timnath 4	4,024,557	59.403	\$239,071
Hammond Farm 2	9,859,382	85.119	\$839,221	The Lakes At Centerra 2	17,092,361	90.370	\$1,544,637
Hammond Farm 3	17,940	67.562	\$1,212	The Lakes At Centerra 3	10,953,256	78.890	\$864,102
Hammond Farm 4	3,201,086	74.071	\$237,108	The Villages at Johnstown 1	20	11.020	\$0
Harmony Technology Park	40,787,988	16.663	\$679,650	The Villages at Johnstown 2	487	10.605	\$5
Heritage Ridge	16,319,616	79.652	\$1,299,890	The Villages at Johnstown 3	7,105,202	55.016	\$390,900
Highpointe Vista 2	21,952,727	39.500	\$867,133	The Villages at Johnstown 4	212,587	10.402	\$2,211
I-25/Prospect Interchange	2,310,015	7.500	\$17,325	The Villages at Johnstown 5	2,246	10.947	\$25
Johnstown North 2	21,353,695	26.220	\$559,894	The Villages at Johnstown 6	58,933	10.785	\$636
Johnstown North 3	18,641	26.493	\$494	The Villages at Johnstown 7	4,493	10.851	\$49
Johnstown Plaza	21,794,389	27.243	\$593,745	The Villages at Johnstown 8	175	10.986	\$2
Jpmd Special Revenue Bds	5,104,954	5.243	\$26,765	Thompson Crossing 2	95,855,805	20.000	\$1,917,116
Jpmd/Tcmd2 2016 Ltd Bds	5,104,954	11.827	\$60,376	Thompson Crossing 2 Bond	26,899,443	3.674	\$98,829
Kinston 2	7,437,516	86.555	\$643,754	Thompson Crossing 3	1,444	90.518	\$131
Kinston 3	3,339	84.229	\$281	Thompson Crossing 4	34,833,517	95.634	\$3,331,269
Kinston 4	1,457	84.445	\$123	Thompson Crossing 5	3,329	84.211	\$280
Kinston 5	133,835	80.087	\$10,718	Thompson Crossing 6	6,183,648	70.414	\$435,415
Kinston 6	13	27.884	\$0	Timnath Lakes 1	3,956,225	66.127	\$261,613
Kinston 7	13	27.884	\$0	Timnath Lakes 2	1,784,132	26.481	\$47,246
Kinston 8	13	27.884	\$0	Timnath Lakes 3	3,744,198	51.971	\$194,590
Kinston 9	454	27.466	\$12	Timnath Lakes 4	140	51.992	\$7
Kinston 10	416,106	34.290	\$14,268	Timnath Lakes 5	140	51.992	\$7
Ladera 1	21	40.000	\$1	Timnath Ranch 1	3,936,441	56.827	\$223,696
Ladera 2	21	40.000	\$1	Timnath Ranch 2	24,729,861	58.262	\$1,440,811
Lakeview Metro District	1,410,362	62.364	\$87,956	Timnath Ranch 3	1,183,728	36.656	\$43,391
Lee Farm 2	307,512	67.562	\$20,776	Timnath Ranch 4	5,676,329	37.184	\$211,069
Lee Farm 3	237,240	67.562	\$16,028	Trailside 2	6,309,909	58.247	\$367,533
Lee Farm 4	196,137	67.562	\$13,251	Trailside 3	6,971,710	59.077	\$411,868
Loveland Midtown	6,280,152	53.676	\$337,093	Trailside 4	5,356,459	55.105	\$295,168
Mulberry 1	781	54.769	\$43	Trailside 5	2,060	18.751	\$39
Mulberry 2	17,574	54.017	\$949	Trailside 6	109,686	11.487	\$1,260
Mulberry 3	12,218	52.965	\$647	Van De Water 2	30,873,727	37.856	\$1,168,756
Mulberry 4	7,646	54.920	\$420	Van De Water 3	12,317,253	30.949	\$381,207
Mulberry 5	1,320	52.007	\$69	Waterfall 1	9,125,787	46.945	\$428,410
Mulberry 6	5,721	54.923	\$314	Waterfront	11,649,785	26.762	\$311,772
Northfield 2	5,208,821	53.171	\$276,958	Waters Edge 1	13	50.000	\$1
Parkside	3,487,300	98.341	\$342,945	Waters Edge 2	4,077,226	53.080	\$216,419
Prairiestar 2	19,704,114	60.009	\$1,182,424	West Boyd 2	36,808	29.515	\$1,086
Prairiestar 3	142,030	50.000	\$7,102	West Boyd 3	11,751	26.776	\$315
Ptarmigan West 2	4,207,711	50.755	\$213,562	Wildwing 2	10,277,533	61.831	\$635,470
Ptarmigan West 3	1,014,902	20.788	\$21,098	Wildwing 3	5,933,324	62.925	\$373,354
Reservoirs Edge	29,406	62.710	\$1,844	Wildwing 4	6,834,675	62.691	\$428,473
Rose Farm Acres	4,997,250	72.000	\$359,802	Wildwing 5	1,935,507	59.107	\$114,402
Rudolph Farms 4	416,166	70.000	\$29,132				
Rudolph Farms 5	400,268	70.000	\$28,019				
Rudolph Farms 6	804,008	70.000	\$56,281				
Serratoga Falls 1	9,341,549	52.000	\$485,761				
Serratoga Falls 2	4,906,846	62.674	\$307,532				
Serratoga Falls 3	11,544,001	62.690	\$723,693				
South Timnath 1	673,816	17.821	\$12,008				
South Timnath 2	29,356,624	41.582	\$1,220,707				

District	Value	Levy	Revenue
Metropolitan			
Windsor Highlands 1	8,497,537	35.642	\$302,869
Windsor Highlands 2	9,292,783	41.582	\$386,413
Windsor Highlands 3	9,905,198	41.582	\$411,878
Windsor Highlands 4	13,866,350	41.582	\$576,591
Windsor Highlands 5	450	41.582	\$19
Windsor Highlands 6	8,134,571	39.000	\$317,248
Windsor Highlands 7	3,167,312	46.334	\$146,754
Windsor Highlands 8	1,559,388	46.334	\$72,253
Windsor Highlands 9	17,083	46.334	\$792
Windsor Highlands 10	49,117	46.334	\$2,276
Library			
Berthoud Comm. Library	377,578,222	2.400	\$906,188
Estes Valley Public Library	584,338,322	4.524	\$2,643,547
Lyons Regional Library	21,353,890	5.856	\$125,048
Poudre River Public Library	4,988,492,771	3.010	\$15,015,363
Red Feather Mtn Library	112,060,313	4.750	\$532,286
Pest			
Larimer County Pest Control	7,660,190,933	0.142	\$1,087,747
Recreation			
Estes Valley Rec & Park Dist	1,790,552	2.242	\$4,014
Estes Valley Rec & Park	582,287,900	5.039	\$2,934,149
Thompson Rivers Park & Rec	7,288,612	3.594	\$26,195
Sanitation			
South Fort Collins Sanitation	1,396,713,575	0.500	\$698,357
School			
Estes Park School R-3	583,767,522	28.733	\$16,773,392
Johnstown - Milliken Re5-J	629,350	33.774	\$21,256
Poudre R-1	5,164,299,905	53.434	\$275,949,201
St. Vrain Valley Re1-J	21,603,864	57.238	\$1,236,562
Thompson R2-J	3,400,115,294	42.760	\$145,388,930
Water			
Fort Collins - Loveland	1,433,203,138	1.316	\$1,886,095
North Carter Lake	7,466,607	5.500	\$41,066
Northern Colorado	8,758,239,915	1.000	\$8,758,240
Pinewood Springs	15,159,745	15.067	\$228,412
Spring Canyon	24,222,823	3.240	\$78,482
St. Vrain & Left Hand	7,469,519	1.406	\$10,502

Please Note:

The list of mill levies include only those taxing authorities with a mill levy greater than zero (0). Values reflect gross assessed value before tax increment financing (TIF) deductions.

Visit www.larimer.gov/assessor for a complete list of taxing authorities, mill levy data, and TIF revenue distribution reports.