



**County Commissioners**

Lew Gaiter III (970) 498-7001  
 Steve Johnson (970) 498-7002  
 Tom Donnelly (970) 498-7003

200 W Oak Street  
 PO Box 1190  
 Fort Collins, CO 80522-1190  
 Fax: (970) 498-7006

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.

**Assessment Rates**

Residential Rate 7.96% - All Other Classifications 29%

The goal of all assessors is the equalization of assessed valuations so that the entire property tax burden is evenly distributed in accordance with the value of taxable property owned by each taxpayer.

The State Legislature sets the percentage used to calculate assessed values upon which levies and taxes are determined.

County tax is levied by the Board of County Commissioners. School tax is levied by School Boards, City and Town tax is levied by City and Town officials. Water and Sewer taxes are levied by Water and Sanitation Boards.

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.

**Larimer County Colorado  
 Abstract Of  
 Assessments And Levies  
 2016**



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**Steve Miller  
 Larimer County Assessor**

**Alexis Smith**  
 Chief Deputy Assessor

**Lisa Thieme**  
 Deputy Assessor

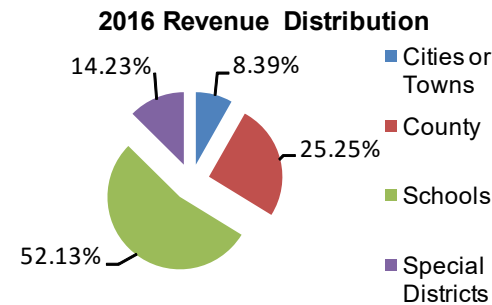
200 W Oak Street  
 PO Box 1190  
 Fort Collins, CO 80522  
 Telephone: (970) 498-7050  
 Fax: (970) 498-7070

**Website**  
[www.larimer.org/assessor](http://www.larimer.org/assessor)

**Office Hours**  
 7:30 a.m. to 4:30 p.m.

**Revenue Totals by District Type**

City or Town	\$37,870,783
Community College	\$3,809
County	\$113,885,188
Fire	\$13,806,536
Hospital	\$12,129,297
Improvement	\$3,675,744
Library	\$11,327,993
Metropolitan	\$13,579,243
Pest	\$574,136
Recreation	\$2,379,681
Sanitation	\$359,666
School	\$235,131,441
Water	\$6,328,536
<b>Total</b>	<b>\$451,052,053</b>



**General Tax - County Valuation**

Fund	Levy	Revenue
Abatements and Refunds	.200	\$1,011,369
Capital Expenditure	.000	\$0
Developmentally Disabled	.750	\$3,792,633
Fair Fund	.000	\$0
General Fund	18.109	\$91,574,392
Health Fund	.673	\$3,403,256
Road and Bridge	1.000	\$5,056,844
Social Services	1.789	\$9,046,694
<b>Total</b>	<b>22.521</b>	<b>\$113,885,188</b>

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](http://www.larimer.org/assessor)

Count	Property Class	Assessed Value
<b>Vacant</b>		<b>181,807,482</b>
29	Vacant Possessory Interest	311,049
12,367	Residential Lots	94,004,584
1,222	Commercial Lots	44,248,309
3	Industrial Lots	10,440
912	PUD Lots	11,564,245
371	Less Than 1 Acre	2,699,269
317	1.0 to 4.99 Acres	5,682,748
117	5.0 to 9.99 Acres	2,655,438
204	10.0 to 34.99 Acres	5,572,231
606	35.0 to 99.99 Acres	13,504,740
13	100.0 Acres and Up	580,290
239	Minor Structures on Vacant	974,139
<b>Residential</b>		<b>2,790,261,608</b>
98,876	Single Family Residence	2,395,174,636
1,935	Duplexes-Triplexes	39,258,615
1,105	Multi-Units	129,887,565
474	Mobile Homes	8,614,750
103	Mobile Home Parks	18,355,600
10,635	Condominiums	154,951,599
128	Property Not Integral to Ag	2,437,793
2,191	Farm/Ranch Residences	41,337,288
18	Partially Exempt	243,762
<b>Commercial</b>		<b>1,499,641,185</b>
46	Com Possessory Interest	1,436,920
947	Merchandising	373,478,356
211	Lodging	95,896,939
685	Offices	194,409,301
88	Recreation	22,128,334
1,327	Special Purpose	300,928,331
774	Warehouse/Strq	162,173,249
38	Multi-Use (3+)	17,342,899
1,935	Condominiums	142,466,705
73	Partially Exempt (Tax Part)	30,834,366
4,499	Com/Res Equip, Furnishings, etc.	158,545,785
<b>Industrial</b>		<b>418,898,411</b>
8	Contract/Service	2,348,797
150	Manuf/Processing	148,389,056
39	Ind Condominiums	1,833,612
591	Ind Equip, Furnishings, etc	266,326,946
<b>Agricultural</b>		<b>24,525,806</b>
50	Ag Possessory Interest	104,273
6,035	Flood Irrigation	7,865,587
2,690	Dry Farm Land	483,317
1,196	Meadow Hay Land	1,024,564
4,873	Grazing Land	1,441,421
598	Farm/Ranch Waste Land	50,990
245	Forest Land	59,057
1,644	Farm/Ranch Support Bldgs	13,230,554
4	All Other AG Property	266,043
<b>Natural Resources</b>		<b>5,426,306</b>
41	Earth or Stone Products	1,905,743
4	Non-Producing Patented	966
9	NR Equip, Furnishings, etc.	2,454,667
898	Severed Mineral Interests	1,064,930
<b>Oil &amp; Gas</b>		<b>6,364,404</b>
15	Natural Gas Liquids	6,281
107	Producing Oil	3,553,857
72	Producing Gas	1,507,995
181	OG Equip, Furnishings, etc.	1,296,271
<b>State Assessed</b>		<b>129,919,000</b>
208	Real & Personal	129,919,000
<b>GRAND TOTAL ASSESSED</b>		<b>5,056,844,202</b>

District	Value	Levy	Revenue
<b>City or Town</b>			
Berthoud	71,131,050	9.383	\$667,423
Estes Park	195,914,387	0.000	\$0
Fort Collins	2,308,002,168	9.797	\$22,611,497
Johnstown	65,686,884	23.947	\$1,573,004
Loveland	1,058,011,253	9.564	\$10,118,820
Timnath	69,298,995	6.688	\$463,472
Wellington	71,364,390	13.669	\$975,480
Windsor	121,453,639	12.030	\$1,461,087

### Community College

Aims Community College	603,868	6.308	\$3,809
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### County

Larimer Cnty	5,056,844,202	22.521	\$113,885,188
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### Fire

Allenspark	5,927,132	7.533	\$44,649
Berthoud	143,178,745	13.774	\$1,972,144
Crystal Lakes	20,599,791	9.000	\$185,398
Estes Valley	304,403,755	1.950	\$593,587
Glacier View	19,276,702	7.650	\$147,467
Johnstown	6,236,357	11.483	\$71,612
Livermore	17,846,654	6.522	\$116,396
Loveland Rural	285,343,754	8.747	\$2,495,902
Lyons	12,201,438	12.272	\$149,736
Pinewood Lake	2,411,670	6.271	\$15,124
Pinewood Springs	9,458,234	8.778	\$83,024
Poudre Canyon	8,700,763	21.142	\$183,952
Poudre Valley	511,815,763	10.595	\$5,422,688
Red Feather Lakes	12,741,062	12.112	\$154,320
Wellington	116,328,932	8.409	\$978,210
Windsor - Severance	154,566,637	7.714	\$1,192,327

### Hospital

Health Dist of N Lar Cnty	3,106,208,413	2.167	\$6,731,154
Park Hospital Dist	339,797,603	7.505	\$2,550,181
Thompson Valley Health	1,610,838,186	1.768	\$2,847,962

### Improvement

Fort Collins DDA	173,584,843	5.000	\$867,924
Fort Collins GID 1	104,410,869	4.924	\$514,119
Larimer Cnty GID 2	8,183,968	10.000	\$81,840
Larimer Cnty GID 4	13,880,331	10.000	\$138,803
Larimer Cnty GID 8	4,121,708	8.382	\$34,548
Larimer Cnty GID 10	1,139,783	0.391	\$446
Larimer Cnty GID 11	4,298,703	5.770	\$24,804
Larimer Cnty GID 12	1,142,534	12.500	\$14,282
Larimer Cnty GID 13A	2,217,534	11.660	\$25,856
Larimer Cnty GID 14	5,971,701	15.000	\$89,576
Larimer Cnty GID 15	2,913,781	10.000	\$29,138

This list includes only 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](http://www.larimer.org/assessor).

District	Value	Levy	Revenue
<b>Improvement</b>			
Larimer Cnty GID 16	660,755	9.600	\$6,343
Larimer Cnty GID 17	3,163,430	8.500	\$26,889
Larimer Cnty GID 18	1,720,556	12.000	\$20,647
Larimer Cnty GID 1991-1	458,936	29.729	\$13,644
Larimer Cnty PID 19	6,104,776	12.104	\$73,892
Larimer Cnty PID 20	13,909,821	9.500	\$132,143
Larimer Cnty PID 21	2,490,543	12.247	\$30,502
Larimer Cnty PID 22	874,340	12.400	\$10,842
Larimer Cnty PID 23	788,980	12.000	\$9,468
Larimer Cnty PID 24	2,822,035	9.358	\$26,409
Larimer Cnty PID 25	1,161,866	10.328	\$12,000
Larimer Cnty PID 26	8,553,782	10.149	\$86,812
Larimer Cnty PID 27	580,873	5.509	\$3,200
Larimer Cnty PID 28	878,288	22.772	\$20,000
Larimer Cnty PID 29	657,817	18.242	\$12,000
Larimer Cnty PID 30	3,030,742	8.909	\$27,001
Larimer Cnty PID 31	620,009	16.129	\$10,000
Larimer Cnty PID 32	1,579,234	8.948	\$14,131
Larimer Cnty PID 33	2,157,505	15.364	\$33,148
Larimer Cnty PID 34	2,931,871	16.000	\$46,910
Larimer Cnty PID 35	921,179	5.428	\$5,000
Larimer Cnty PID 36	4,649,597	11.580	\$53,842
Larimer Cnty PID 37	871,374	8.969	\$7,815
Larimer Cnty PID 38	10,432,103	7.183	\$74,934
Larimer Cnty PID 39	3,161,271	9.988	\$31,575
Larimer Cnty PID 40	1,250,897	25.000	\$31,272
Larimer Cnty PID 41	739,578	33.090	\$24,473
Larimer Cnty PID 42	1,678,559	20.407	\$34,254
Larimer Cnty PID 43	1,048,937	9.534	\$10,001
Larimer Cnty PID 44	1,329,118	74.386	\$98,868
Larimer Cnty PID 45	783,257	44.017	\$34,477
Larimer Cnty PID 46	1,128,788	10.759	\$12,145
Larimer Cnty PID 47	255,301	16.762	\$4,279
Larimer Cnty PID 48	548,070	40.141	\$22,000
Larimer Cnty PID 49	238,951	16.762	\$4,005
Larimer Cnty PID 52	762,977	10.364	\$7,907
Larimer Cnty PID 53	1,634,942	35.058	\$57,318
Larimer Cnty PID 54	3,591,326	14.286	\$51,306
Larimer Cnty PID 55	7,536,725	20.000	\$150,735
Larimer Cnty PID 56	160,459	112.215	\$18,006
Larimer Cnty PID 57	474,432	25.564	\$12,128
Larimer Cnty PID 58	497,213	19.854	\$9,872
Larimer Cnty PID 59	2,135,203	34.310	\$73,259
Larimer Cnty PID 60	14,413,396	22.362	\$322,312
Larimer Cnty PID 62	860,993	38.892	\$33,486
Loveland GID 1	19,805,699	2.684	\$53,158

### Library

Berthoud Community Library	143,332,934	2.400	\$343,999
Estes Valley Public Library	339,860,203	4.536	\$1,541,606
Lyons Regional Library	11,888,449	5.858	\$69,643
Poudre River Public Library	3,005,780,000	3.034	\$9,119,537
Red Feather Mtn Library	53,306,851	4.750	\$253,208

District	Value	Levy	Revenue
<b>Metropolitan</b>			
Berthoud Heritage 2	31,018	50.000	\$1,551
Berthoud Heritage 3	94	50.000	\$5
Berthoud Heritage 4	16,517	50.000	\$826
Berthoud Heritage 5	1,979	50.000	\$99
Berthoud Heritage 6	2,863	50.000	\$143
Berthoud Heritage 7	668	20.000	\$13
Berthoud Heritage 8	10	50.000	\$1
Berthoud Heritage 9	4,494	50.000	\$225
Cascade Ridge	5,153	50.000	\$258
Centerra 2	102,941,504	47.600	\$4,900,016
Centerra 2 Bond	1,600,167	6.655	\$10,649
Centerra 2 Res Debt	4,137,844	35.000	\$144,825
Centerra 3	37,678	5.000	\$188
Centerra 5	1,332,772	15.000	\$19,992
Deer Meadows	1,056,177	60.000	\$63,371
Eagle Crossing Loveland 1	10	39.000	\$0
Eagle Crossing Loveland 2	10	39.000	\$0
Eagle Crossing Loveland 3	10	39.000	\$0
Eagle Crossing Loveland 4	10	39.000	\$0
Eagle Crossing Windsor 1	15	30.000	\$0
Eagle Crossing Windsor 2	1,141	30.000	\$34
Eagle Crossing Windsor 3	830	30.000	\$25
Eagle Crossing Windsor 4	453,893	30.000	\$13,617
Encore on 34 2	2,332,181	50.000	\$116,609
Encore on 34 3	19,025	30.000	\$571
Foothills	21,802,669	60.222	\$1,313,000
Hammond Farm 2	1,035	65.000	\$67
Hammond Farm 3	1,418	65.000	\$92
Hammond Farm 4	206	65.000	\$13
Harmony Tech Park 2	4,914,067	25.000	\$122,852
Heritage Ridge Metro	46,362	55.000	\$2,550
Highpointe Vista 2	12,532,495	35.000	\$438,637
Johnstown North 2	9,469,350	25.000	\$236,734
Johnstown North 3	5,759	25.000	\$144
Johnstown Plaza	2,079	25.000	\$52
Lakeview	175,537	60.000	\$10,532
Loveland Midtown	3,881,174	40.000	\$155,247
Prairiestar 1	10	45.000	\$0
Prairiestar 2	1,279,993	45.000	\$57,600
Serratoga Falls 2	2,375,874	50.000	\$118,794
Serratoga Falls 3	28,933	50.000	\$1,447
South Timnath 1	145	35.000	\$5
South Timnath 2	17,273,006	35.000	\$604,555
SW Timnath 1	145	50.000	\$7
SW Timnath 2	1,918,759	50.000	\$95,938
SW Timnath 3	812,551	50.000	\$40,628
SW Timnath 4	971,500	50.000	\$48,575
The Lakes at Centera 2	4,033,913	70.000	\$282,374
The Lakes at Centera 3	27,310	70.000	\$1,912

District	Value	Levy	Revenue
<b>Metropolitan</b>			
Thompson Crossing 2 Bond	2,079	17.500	\$36
Thompson Crossing 2	22,713,009	20.000	\$454,260
Thompson Crossing 3	1,357	81.475	\$111
Thompson Crossing 4	13,829,127	81.475	\$1,126,728
Thompson Crossing 5	150,197	81.475	\$12,237
Thompson Crossing 6	2,926,563	81.475	\$238,442
Timnath Farms N 1	25,473	35.000	\$892
Timnath Farms N 2	186	35.000	\$7
Timnath Farms N 3	186	35.000	\$7
Timnath Ranch 2	8,822,249	35.000	\$308,779
Timnath Ranch 3	5,287	35.000	\$185
Timnath Ranch 4	1,351,899	35.000	\$47,316
Van De Water 2	14,623,285	45.980	\$672,379
Van De Water 3	7,172,891	40.000	\$286,916
Waterfall 1	4,021,220	45.000	\$180,955
Waterfront	7,559,013	46.000	\$347,715
Wildwing District 1	0	45.000	\$0
Wildwing District 2	4,931,927	50.000	\$246,596
Wildwing District 3	6,189	50.000	\$309
Wildwing District 4	4,265	50.000	\$213
Wildwing District 5	3,495	50.000	\$175
Windsor Highlands 1	6,273,919	30.000	\$188,218
Windsor Highlands 2	6,874,736	35.000	\$240,616
Windsor Highlands 3	5,509,453	35.000	\$192,831
Windsor Highlands 4	6,258,189	35.000	\$219,037
Windsor Highlands 5	545	35.000	\$19
Windsor Highlands 6	271,165	35.000	\$9,491

### Pest

Larimer Cnty Pest Control	4,043,212,989	0.142	\$574,136
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### Recreation

Estes Valley Park & Rec	339,602,502	7.007	\$2,379,595
Thompson Rivers Park & Rec	23,975	3.594	\$86

### Sanitation

South Fort Collins San	719,332,127	0.500	\$359,666
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### School

Park (Estes Park) R-3	338,993,648	30.563	\$10,360,663
Johnstown-Milliken RE5-J	603,868	24.795	\$14,973
Poudre R-1	3,055,075,785	52.630	\$160,788,639
St. Vrain Valley RE1-J	12,076,494	56.945	\$687,696
Thompson R2-J	1,650,094,407	38.349	\$63,279,470

### Water

Fort Collins-Loveland	755,209,929	1.500	\$1,132,815
North Carter Lake	3,941,084	8.900	\$35,076
Northern Colorado	4,835,342,581	1.000	\$4,835,343
Pinewood Springs	7,341,227	37.106	\$272,404
Spring Canyon	14,865,867	3.512	\$52,209
St. Vrain & Left Hand	4,417,694	0.156	\$689