

The total parcel count for tax year 2021 is 164,428.

Taxable accounts in Larimer County 162,772.

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. 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.

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 2021

Prepared by Larimer County Assessor

Elected Officials

Assessor
Bob Overbeck

Clerk and Recorder
Angela Myers

Commissioners
John Kefalas
Jody Shadduck-McNally
Kristin Stephens

Coroner
James A. Wilkerson, IV, MD

District Attorney
Gordon P. McLaughlin

Treasurer
Irene Josey

Sheriff
Justin Smith

Surveyor
Chad Washburn

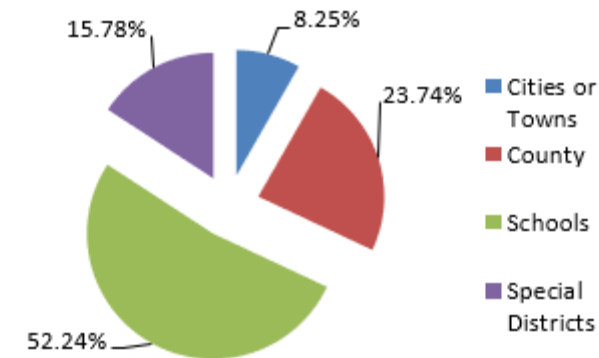


200 W Oak Street
PO Box 1190
Fort Collins, CO 80522
Telephone: (970) 498-7050
Fax: (970) 498-7070
Office Hours 7:30 am – 4:30 pm
www.larimer.org/assessor

Revenue Totals by District Type

City or Town	\$56,117,333
Community College	\$3,458
County	\$161,572,176
Downtown Development Auth	\$1,089,327
Fire	\$24,018,982
Hospital	\$16,943,746
Improvement	\$4,062,562
Library	\$15,376,926
Metropolitan	\$32,890,769
Pest	\$860,469
Recreation	\$2,689,463
Sanitation	\$541,642
School	\$355,535,448
Soil Conservation	\$0
Urban Renewal Authority	\$0
Water	\$8,899,394
Total	\$680,601,695

2021 Revenue Distribution



General Tax - County Valuation

Fund	Levy	Revenue
Abatements and Refunds	.104	\$749,320
Developmentally Disabled	.750	\$5,403,752
General Fund	18.901	\$136,181,748
Health Fund	.648	\$4,668,841
Road and Bridge	.493	\$3,552,066
Social Services	1.529	\$11,016,448
Total	22.425	\$161,572,175

Property Class	Assessed Value
Agricultural	28,409,942
Ag Possessory Interest	87,022
Flood Irrigation	9,725,459
Dry Farm Land	545,110
Meadow Hay Land	1,134,036
Grazing Land	1,659,432
Farm/Ranch Waste Land	63,354
Forest Land	80,193
Farm/Ranch Support Bldgs	14,787,361
All Other AG Property	327,975
Commercial	2,080,108,033
Com Possessory Interest	1,662,908
Merchandising	472,122,407
Lodging	120,928,028
Offices	274,404,351
Recreation	26,043,798
Special Purpose	430,531,941
Warehouse/Strg	300,218,759
Multi-Use (3+)	25,034,221
Condominiums	221,827,148
Partially Exempt (Tax Part)	29,492,536
Com/Res Equip, Furnishings, etc.	177,841,936
Industrial	443,381,862
Contract/Service	2,752,999
Manuf/Processing	189,132,229
Ind Condominiums	7,983,613
Ind Equip, Furnishings, etc	243,513,021
Natural Resources	4,875,135
Earth or Stone Products	1,246,681
Non-Producing Patented	93
NR Equip, Furnishings, etc.	2,330,736
Severed Mineral Interests	1,297,625
Oil and Gas	26,010,786
Natural Gas Liquids	2,636,926
Producing Oil	15,469,069
Producing Gas	5,384,091
OG Equip, Furnishings, etc.	2,520,700
Residential	4,221,776,199
Single Family Residence	3,495,628,674
Duplexes-Triplexes	64,791,528
Multi-Units	314,635,636
Mobile Homes	10,629,935
Mobile Home Parks	25,075,021
Condominiums	234,700,347
Property Not Integral to Ag	6,171,854
Mfd Home Not Integral to Ag	715
Farm/Ranch Residences	69,079,025
Partially Exempt	1,063,464
State Assessed	145,649,500
Real & Personal	145,649,500
Vacant Land	254,790,808
Vacant Possessory Interest	279,978
Residential Lots	143,570,556
Commercial Lots	54,766,068
Industrial Lots	145
PUD Lots	11,931,684
Less Than 1 Acre	2,911,810
1.0 to 4.99 Acres	6,426,880
5.0 to 9.99 Acres	3,897,387
10.0 to 34.99 Acres	12,360,599
35.0 to 99.99 Acres	18,022,607
100.0 Acres and Up	623,094
Grand Total Assessed Value	7,205,002,265

District	Value	Levy	Revenue
City or Town			
Berthoud	185,444,605	9.656	\$1,790,653
Estes Park	253,393,196	1.822	\$461,682
Fort Collins	3,039,676,815	9.797	\$29,779,714
Johnstown	178,399,454	23.947	\$4,272,132
Loveland	1,544,549,621	9.564	\$14,772,073
Timnath	165,997,889	6.688	\$1,110,194
Wellington	132,809,676	13.096	\$1,739,276
Windsor	182,178,605	12.030	\$2,191,609

Community College			
Aims Community College	545,212	6.342	\$3,458

County			
Larimer Cnty	7,205,002,265	22.425	\$161,572,176

Downtown Development Authority			
Fort Collins DDA	217,865,465	5.000	\$1,089,327

Fire			
Allenspark	6,861,372	7.533	\$51,687
Berthoud	292,573,688	13.865	\$4,056,534
Crystal Lakes	28,561,856	9.000	\$257,057
Estes Valley	398,429,645	1.958	\$780,125
Front Range	9,784,176	11.559	\$113,095
Glacier View	28,548,122	11.650	\$332,586
Livermore	25,551,675	6.522	\$166,648
Loveland Rural	502,296,348	8.736	\$4,388,061
Lyons	16,441,143	11.749	\$193,167
Pinewood Springs	14,762,223	8.778	\$129,583
Poudre Canyon	9,534,904	21.142	\$201,587
Poudre Valley	786,344,355	10.639	\$8,365,918
Red Feather Lakes	19,098,919	12.112	\$231,326
Wellington	201,357,095	15.070	\$3,034,451
Windsor - Severance	214,805,723	7.994	\$1,717,157

Hospital			
Health Dist of N Lar Cnty	4,242,643,047	2.167	\$9,193,807
Park Hospital Dist	442,775,670	7.505	\$3,323,031
Thompson Valley Health	2,519,583,549	1.757	\$4,426,908

Improvement			
Fort Collins GID 1	120,740,055	4.924	\$594,524
Larimer Cnty GID 2	12,491,187	10.000	\$124,912
Larimer Cnty GID 4	20,268,037	10.000	\$202,680
Larimer Cnty GID 8	5,268,413	8.382	\$44,160
Larimer Cnty GID 11	5,283,254	5.770	\$30,484
Larimer Cnty GID 12	1,614,793	12.500	\$20,185
Larimer Cnty GID 13A	3,411,686	11.660	\$39,780
Larimer Cnty GID 14	7,787,520	15.000	\$116,813
Larimer Cnty GID 15	4,129,890	10.000	\$41,299
Larimer Cnty GID 16	947,926	9.600	\$9,100
Larimer Cnty GID 17	3,865,449	8.500	\$32,856
Larimer Cnty GID 18	2,223,436	12.000	\$26,681
Larimer Cnty GID 1991-1	645,388	29.729	\$19,187
Larimer Cnty PID 19	7,248,969	12.104	\$87,742
Larimer Cnty PID 20	15,998,032	9.500	\$151,981
Larimer Cnty PID 21	3,292,610	17.500	\$57,621
Larimer Cnty PID 22	1,104,459	12.400	\$13,695
Larimer Cnty PID 23	956,694	12.000	\$11,480
Larimer Cnty PID 24	3,490,235	9.358	\$32,662
Larimer Cnty PID 25	2,013,614	15.486	\$31,183
Larimer Cnty PID 26	9,032,330	10.149	\$91,669
Larimer Cnty PID 27	761,406	14.823	\$11,286
Larimer Cnty PID 28	1,024,616	9.760	\$10,000
Larimer Cnty PID 29	1,095,384	10.955	\$12,000
Larimer Cnty PID 30	3,695,894	8.409	\$31,079
Larimer Cnty PID 31	861,116	27.000	\$23,250
Larimer Cnty PID 32	2,080,244	8.948	\$18,614
Larimer Cnty PID 33	2,621,490	29.754	\$78,000
Larimer Cnty PID 34	4,617,418	18.000	\$83,114
Larimer Cnty PID 35	1,150,339	14.608	\$16,804

District	Value	Levy	Revenue
Improvement			
Larimer Cnty PID 36	6,296,263	11.580	\$72,911
Larimer Cnty PID 37	1,281,979	8.969	\$11,498
Larimer Cnty PID 38	18,645,351	3.061	\$57,073
Larimer Cnty PID 39	3,997,341	9.988	\$39,925
Larimer Cnty PID 40	1,454,890	23.000	\$33,462
Larimer Cnty PID 41	1,144,223	20.000	\$22,884
Larimer Cnty PID 42	2,213,024	12.502	\$27,667
Larimer Cnty PID 43	1,455,520	20.522	\$29,870
Larimer Cnty PID 45	904,867	23.663	\$21,412
Larimer Cnty PID 46	1,496,102	10.759	\$16,097
Larimer Cnty PID 47	396,256	16.762	\$6,642
Larimer Cnty PID 48	689,790	28.270	\$19,500
Larimer Cnty PID 49	321,253	16.762	\$5,385
Larimer Cnty PID 51	2,442,531	17.396	\$42,490
Larimer Cnty PID 52	942,499	10.364	\$9,768
Larimer Cnty PID 53	2,253,229	35.058	\$78,994
Larimer Cnty PID 54	4,495,061	7.574	\$34,046
Larimer Cnty PID 55	10,763,890	20.000	\$215,278
Larimer Cnty PID 56	267,980	34.065	\$9,129
Larimer Cnty PID 57	598,757	25.564	\$15,307
Larimer Cnty PID 58	606,868	19.854	\$12,049
Larimer Cnty PID 59	2,894,854	34.310	\$99,322
Larimer Cnty PID 60	22,962,969	12.100	\$277,852
Larimer Cnty PID 61	3,892,658	14.626	\$56,934
Larimer Cnty PID 62	1,290,752	38.892	\$50,200
Larimer Cnty PID 63	711,823	25.210	\$17,945
Larimer Cnty PID 64	1,356,147	5.900	\$8,001
Larimer Cnty PID 65	856,736	27.290	\$23,380
Larimer Cnty PID 66	1,299,052	18.213	\$23,660
Larimer Cnty PID 67	4,780,205	34.751	\$166,117
Larimer Cnty PID 68	1,069,710	23.073	\$24,681
Larimer Cnty PID 69	1,005,176	95.128	\$95,620
Larimer Cnty PID 70	2,493,527	40.501	\$100,990
Larimer Cnty PID 71	1,909,385	46.616	\$89,008
Larimer Cnty PID 73	803,003	31.126	\$24,994
Larimer Cnty PID 74	1,309,341	49.643	\$65,000
Loveland GID 1	34,511,751	2.684	\$92,630

Library			
Berthoud Community Library	290,169,926	2.400	\$696,408
Estes Valley Public Library	442,728,366	4.544	\$2,011,758
Lyons Regional Library	15,956,398	5.854	\$93,409
Poudre River Public Library	4,046,152,782	3.017	\$12,207,243
Red Feather Mtn Library	77,496,335	4.750	\$368,108

Metropolitan			
Airpark North 1	81	10.000	\$1
Airpark North 2	574	10.000	\$6
Airpark North 3	687	10.000	\$7
Airpark North 4	607	10.000	\$6
Berthoud 160	16,734	17.000	\$284
Berthoud Heritage 2	12,289,969	67.635	\$831,232
Berthoud Heritage 3	11,653	50.000	\$583
Berthoud Heritage 4	3,808,294	54.250	\$206,600
Berthoud Heritage 5	37,401	50.000	\$1,870
Berthoud Heritage 6	3,082,488	67.137	\$206,949
Berthoud Heritage 7	399,752	20.000	\$7,995
Berthoud Heritage 8	3,208,587	66.517	\$213,426
Berthoud Heritage 9	11,785	50.000	\$589
Berthoud Heritage 10	86,219	66.655	\$5,747
Brands East Metro 1	145	39.000	\$6
Brands East Metro 2	786,461	39.000	\$30,672
Brands East Metro 3	7,406,804	43.171	\$319,759
Brands East Metro 4	4,292,739	30.000	\$128,782
Brands Metro 1	12	39.000	\$0
Brands Metro 2	2,410,728	39.000	\$94,018
Brands Metro 3	12	39.000	\$0
Brands Metro 4	12	39.000	\$0

District	Value	Levy	Revenue
Metropolitan			
Brands West Metro 1	10	39.000	\$0
Brands West Metro 2	2,649	39.000	\$103
Brands West Metro 3	1,281	39.000	\$50
Brands West Metro 4	671	20.000	\$13
Cascade Ridge	585,797	66.794	\$39,128
Centerra 2	123,667,365	52.200	\$6,455,436
Centerra 2 Bond	3,923,919	9.108	\$35,739
Centerra 2 Flats	779,156	24.165	\$18,828
Centerra 2 Res Debt	5,662,681	17.862	\$101,147
Centerra 3	49,775	5.000	\$249
Centerra 5	18,350,132	15.000	\$275,252
Deer Meadows	3,659,592	66.796	\$244,446
Eagle Brook Meadows 1	9,889	65.000	\$643
Eagle Brook Meadows 2	3,999,523	65.000	\$259,969
Eagle Brook Meadows 3	11,144	65.000	\$724
East Fossil Creek Ranch 2	459,172	43.418	\$19,936
Encore on 34 2	3,375,760	50.000	\$168,788
Encore on 34 3	22,913	33.000	\$756
Fisher Farm 1	353	50.000	\$18
Fisher Farm 2	13,305	50.000	\$665
Fisher Farm 3	22,887	50.000	\$1,144
Fisher Farm 4	4,933	50.000	\$247
Foothills	32,558,349	65.363	\$2,128,111
Foundry Loveland	8,647,858	51.927	\$449,057
Hammond Farm 2	8,536,001	72.363	\$617,691
Hammond Farm 3	16,060	72.363	\$1,162
Hammond Farm 4	1,086,035	65.000	\$70,592
Harmony Tech Park	30,805,114	27.000	\$831,738
Heritage Ridge	12,951,461	70.664	\$915,202
Highpointe Vista 2	17,910,760	38.785	\$694,669
I-25 Prospect Interchange	154,128	7.500	\$1,156
Johnstown North 2	16,311,497	25.000	\$407,787
Johnstown North 3	7,481	25.000	\$187
Johstown Plaza	18,616,967	26.598	\$495,174
Kinston 2	22,424	77.000	\$1,727
Kinston 3	3,445	77.000	\$265
Kinston 4	1,532	77.000	\$118
Kinston 5	13,396	77.000	\$1,031
Kinston 6	15	25.000	\$0
Kinston 7	15	25.000	\$0
Kinston 8	15	25.000	\$0
Kinston 9	487	25.000	\$12
Kinston 10	1,270	42.786	\$54
Lakeview	352,543	60.000	\$21,153
Lee Farm 2	293,463	65.000	\$19,075
Lee Farm 3	229,825	65.000	\$14,939
Lee Farm 4	194,271	65.000	\$12,628
Loveland Midtown	5,512,650	44.531	\$245,484
Northfield 2	105,734	50.000	\$5,287
Parkside	2,626,230	72.362	\$190,039
Prairiestar 2	14,817,787	50.096	\$742,312
Prairiestar 3	668	35.000	\$23
Ptarmigan West 2	1,431,832	43.417	\$62,166
Ptarmigan West 3	545,439	20.000	\$10,909
RW Flats 2019	5,359,571	34.734	\$186,159
Reservoirs Edge	6,319	60.000	\$379
Rose Farm Acres	3,290,632	72.043	\$237,067
Savanna Fourth 2020	63,325	31.584	\$2,000
Serratoga Falls 1	135,254	11.133	\$1,506
Serratoga Falls 2	4,091,183	55.664	\$227,732
Serratoga Falls 3	7,166,229	55.664	\$398,901
Serratoga Falls 3 Debt Bond	135,254	44.531	\$6,023
South Timnath 1	388,561	16.699	\$6,489
South Timnath 2	24,594,542	38.965	\$958,326
SW Timnath 2	3,992,310	55.664	\$222,228
SW Timnath 3	1,896,358	55.664	\$105,559
SW Timnath 4	3,121,296	55.664	\$173,744
The Lakes at Centera 2	13,492,295	78.009	\$1,052,520
The Lakes at Centera 3	7,905,789	75.740	\$598,784
The Villages at Johnstown 3	256,777	50.000	\$12,839

District	Value	Levy	Revenue
Metropolitan			
Thompson Crossing 2	75,397,781	20.000	\$1,507,956
Thompson Crossing 2 Bond	18,900,843	4.668	\$88,229
Thompson Crossing 3	1,486	90.518	\$135
Thompson Crossing 4	24,023,651	82.259	\$1,976,162
Thompson Crossing 5	4,911	90.704	\$445
Thompson Crossing 6	5,143,877		