



PROPERTY TAX STATEMENT

2024 Taxes Payable in 2025

THIS IS THE ONLY NOTICE YOU WILL RECEIVE.
PLEASE KEEP THE TOP PORTION FOR YOUR RECORDS.

Irene E. Josey
Treasurer & Public Trustee
P. O. Box 2336, Fort Collins, CO 80522-2336
200 West Oak Street, Suite 2100, Fort Collins, CO 80521
Phone: (970) 498-7020
www.larimer.gov/treasurer
Email: lctreasurer@larimer.org

SCHEDULE NUMBER: 1630738	TAX DISTRICT: 1117	PROPERTY TYPE: Residential	PARCEL NUMBER: 9701376016
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TAX AUTHORITY	MILL LEVY	LEVIED TAX	VALUATION***	ACTUAL	ASSESSED
EAST LARIMER WATER DIST	0.00000	\$0.00	TAX RELIEF RESIDENTIAL	\$829,000.00	\$55,543.00
FT COLLINS	9.79700	\$544.15	OWNER RESPONSIBILITY	\$55,000.00	\$3,685.00
HEALTH DIST OF NO LARIMER CTY	2.16700	\$120.36		\$774,000.00	\$51,858.00
LARIMER CO PEST CTRL DST	0.14200	\$7.89			
LARIMER COUNTY	22.46100	\$1,247.55			
N COLO WATER CONS DIST	1.00000	\$55.54			
NORTH COLLEGE AVE URA	0.00000	\$0.00			
POUDRE R-1 BOND PAYMENT	6.91000	\$383.80			
POUDRE R-1 GENERAL FUND	50.46000	\$2,802.70			
POUDRE RIVER PUBLIC LIBRARY DIST	3.01500	\$167.46			
	95.95200	\$5,329.45			

(Assessed Value X Mill Levy/1000 = Levied Tax)

LEVIED TAXES	\$5,329.45
NON-LEVIED TAXES	\$0.00
ADMINISTRATION FEE	\$0.00
INTEREST ACCRUED	\$0.00
FEE(S)	\$0.00
ASSESSMENT LIEN	\$0.00

TAX AMOUNT	\$5,329.45
EXEMPTION(S)	(\$353.58)
PAYMENT(S)	\$0.00
BALANCE	\$4,975.87
Amount Due	\$4,975.87

PROPERTY LOCATION

427 OSIANDER ST FORT COLLINS, CO 80524

LEGAL DESCRIPTION OF PROPERTY

LOT 16, BLOCK 7, OLD TOWN NORTH, FTC (20040056692)

ADDITIONAL PROPERTY INFORMATION

PROPERTY OWNER OF RECORD		PROPERTY STATUS CODES	OFFICE USE ONLY
BRISNEHAN MICHELLE/JAMES R 427 OSIANDER ST FORT COLLINS, CO 80524-4028		FOR OFFICE USE ONLY	In absence of State Legislative Funding SB 25 and estimated State revenues of \$186,823,065, your school's general fund levy would have been 63.564 mills.
***EXEMPTION AMOUNTS FOR REAL PROPERTY MAY INCLUDE THE SENIOR/DISABLED VETERAN/GOLD STAR SPOUSE EXEMPTION AND/OR TEMPORARY TAX RELIEF EXEMPTIONS FROM SENATE BILLS 22-238 AND 23B-001.		Visit larimer.gov/treasurer/pay for online payment options. * Electronic Check: No Fee! * Debit Card: 1.75% up to \$170, then \$2.95 flat fee * Credit Card: 2.29%	



2024 Taxes Payable in 2025

RETURN THIS COUPON FOR SECOND HALF PAYMENT

SCHEDULE NUMBER
1630738

2nd Half Payment Coupon

2



Make payments to: LARIMER COUNTY TREASURER
P. O. Box 2336, Fort Collins, CO 80522-2336

BRISNEHAN MICHELLE/JAMES R
427 OSIANDER ST
FORT COLLINS, CO 80524-4028

SCHEDULE#
1630738

PAYMENT MUST BE POSTMARKED BY DUE DATE

PROPERTY STATUS	
FOR OFFICE USE ONLY	
2ND HALF DUE BY June 15	\$2,487.93

Late Payments must include 1% interest the day after a deadline and an additional 1% interest at the start of each calendar month. Late payments received without interest will be billed for delinquent interest.



2024 Taxes Payable in 2025

RETURN THIS COUPON FOR FULL OR FIRST HALF PAYMENT

SCHEDULE NUMBER
1630738

Full or 1st Half Payment Coupon

1



Make payments to: LARIMER COUNTY TREASURER
P. O. Box 2336, Fort Collins, CO 80522-2336

BRISNEHAN MICHELLE/JAMES R
427 OSIANDER ST
FORT COLLINS, CO 80524-4028

SCHEDULE#
1630738

PAYMENT MUST BE POSTMARKED BY DUE DATE

PROPERTY STATUS	
FOR OFFICE USE ONLY	
1ST HALF DUE BY February 28	\$2,487.94
FULL AMOUNT DUE BY April 30	\$4,975.87

Late Payments must include 1% interest the day after a deadline and an additional 1% interest at the start of each calendar month. Late payments received without interest will be billed for delinquent interest.



SCAN HERE TO



VISIT US ONLINE

Irene E. Josey, Treasurer & Public Trustee
Mail payments to: P.O. Box 2336, Fort Collins, CO 80522-2336
Office location: 200 W. Oak St. #2100, Fort Collins, CO 80521
Regular office hours: Monday through Friday, 8:00 a.m. to 4:30 p.m.
Phone: (970) 498-7020
www.larimer.gov/treasurer
Email: ltreasurer@larimer.org

IMPORTANT INFORMATION ABOUT YOUR TAX STATEMENT:

Para ayuda en español, por favor llame al (970) 498-7020.

1. **TO DISCUSS YOUR PROPERTY VALUE, OWNERSHIP, OR EXEMPTIONS**, please call the assessor's office at (970) 498-7050.
2. **TO UPDATE YOUR MAILING ADDRESS**, please visit www.larimer.gov/treasurer or reference the enclosed form.
3. **IF YOU PAY YOUR TAXES BY MAIL**, please write the schedule number of the property on the memo line of your check, enclose the appropriate payment coupon, and return it in the enclosed envelope.
4. **CREDIT / DEBIT CARD AND E-CHECK PAYMENTS** can be made online starting January 16th. **Processing fees apply to credit/debit card payments.** Please visit www.larimer.gov/treasurer/pay/online for more information.
5. **PAYMENTS WILL BE ACCEPTED AT OUR 24 HOUR DROP BOX LOCATION.** You may drop off your property tax payment and payment coupon 24 hours a day at Larimer County Administrative Services, 200 W. Oak St. in Fort Collins, outside the southwest entrance of the building.
6. **PAYMENTS ARE ACCEPTED AT ALL FIRST NATIONAL BANKS IN LARIMER COUNTY THROUGH JULY 30TH.** You **MUST** present your tax coupon to bank personnel at the time of payment. For a complete list of locations that accept payments, please visit www.larimer.gov/treasurer/pay/banks or call (970) 498-7020.
7. **PAYMENTS WILL BE ACCEPTED WITHOUT INTEREST IF POSTMARKED BY FEBRUARY 28TH AND JUNE 15TH FOR HALF PAYMENTS, OR MAY 1ST FOR FULL PAYMENTS.** According to C.R.S. 39-10-104.5(3)(a), late payments must include 1% interest for each month or part of a month they are late. Unpaid taxes will be sold at the tax lien sale held in November.
Please note: Payments for back taxes must be paid in full prior to submitting payment for the current year's taxes. Please call our office at (970) 498-7020 if you have any questions about prior year taxes.
8. **SENIOR CITIZEN EXEMPTION:** For those who qualify, 50% of the first \$200,000 in actual value of the primary residence is exempted from property tax. Once an exemption application is filed and approved by the county assessor, the exemption remains in effect until a disqualifying event occurs. Seniors who were previously approved do not need to re-apply. The Senior Citizen Exemption is available to applicants who:
 1. Are at least 65 years of age prior to January 1st of the year of application.
 2. Have owned their home for at least 10 consecutive years prior to January 1st.
 3. Have occupied the home as primary residence for at least 10 consecutive years prior to January 1st.**The deadline for application is July 15th. Applications are available at the following locations:**
In person: Larimer County Assessor, 200 W. Oak St. #2000, Fort Collins, CO 80521
By mail: Larimer County Assessor, Attn: Senior Exemptions, P.O. Box 860, Fort Collins, CO 80521
By phone: (970) 498-7050 • Online: www.larimer.gov/assessor/exemptions
9. **DISABLED VETERANS EXEMPTION:** For those who qualify, 50% of the first \$200,000 in actual value of the primary residence is exempted from property tax. The application deadline is July 1st. Please call the Colorado Department of Military and Veteran Affairs at (303) 914-5832 for qualifications and application information.
10. **TAX DEFERRAL IS ADMINISTERED BY THE STATE OF COLORADO:** Seniors (65 or older) and activated members of the National Guard or Reserves may qualify to defer taxes, and those not in either category may qualify to defer a portion of their property taxes. Applications are due by April 1st. Please visit Colorado.PropertyTaxDeferral.com or call (833) 634-2513 for more information.
11. **MANUFACTURED / MOBILE HOME OWNERS:** In compliance with C.R.S. 39-10-103(1)(a), this property may not be moved without a valid permit or pro-rated tax receipt, and a transportable manufactured home permit from the county treasurer's office. Violators will be prosecuted.
12. **BUSINESS & RENTAL UNIT OWNERS** may have personal property taxes due on equipment. The current owner is liable for all prior and current taxes due. Please call the assessor's office at (970) 498-7050 for more information.
13. **IF YOU WOULD LIKE A RECEIPT** for your records, go to www.larimer.gov/treasurer/receipt and enter your information.