



## LARIMER COUNTY TREASURER & PUBLIC TRUSTEE

# Business in the Treasurer & Public Trustee's Office

City of Johnstown  
January 20, 2021



# How Property Taxes are Calculated and Distributed



Irene Josey  
Treasurer and Public Trustee

## HOW ARE PROPERTY TAXES CALCULATED?



Appraiser sets property value



Treasurer collects property taxes and distributes to taxing authorities



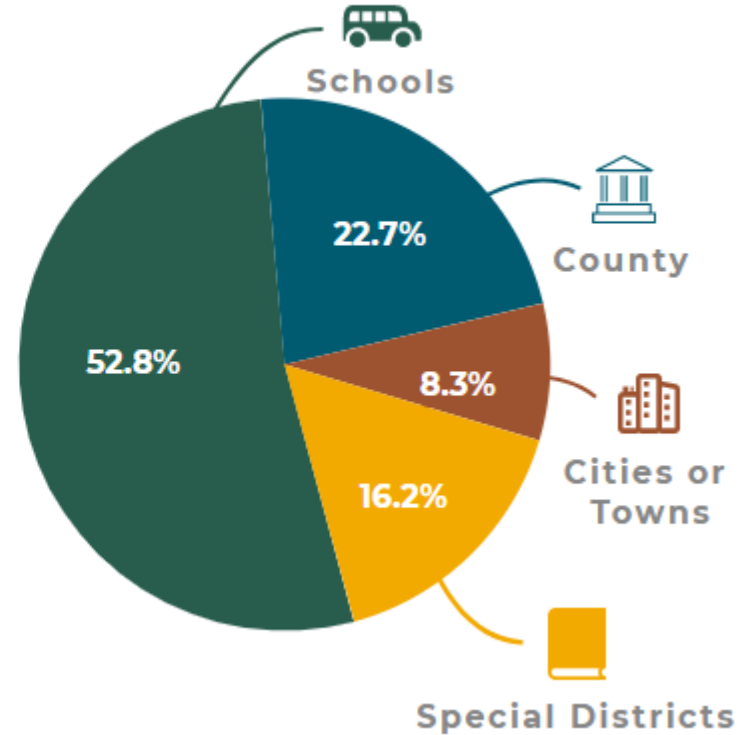
Taxing authorities confirm mill levies



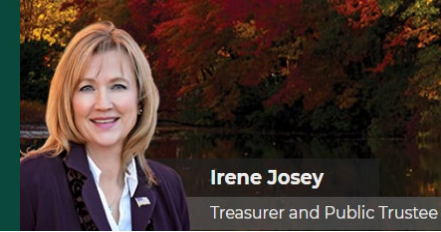
Property values determine your slice of property taxes to pay



Property owner gets statement



# Property Tax Statements Defined



**Irene Josey**  
Treasurer and Public Trustee



## PROPERTY TAX STATEMENT

2020 Taxes Payable in 2021

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  
Fax: (970) 498-7037  
www.larimer.org/treasurer  
Email: lctreasurer@larimer.org

<b>SCHEDULE NUMBER: 1234567</b>	<b>TAX DISTRICT: 1100</b>	<b>PROPERTY TYPE: Residential</b>	<b>PARCEL NUMBER: 123456789</b>
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TAX AUTHORITY	MILL LEVY	LEVIED TAX	VALUATION	ACTUAL	ASSESSED
	23.94700	\$480.28		\$280,500.00	\$20,056.00
JOHNSTOWN	0.14200	\$2.85			
LARIMER CO PEST CTRL DST	8.70800	\$174.65			
LOVELAND FIRE DISTRICT	1.00000	\$20.06			
N COLO WATER CONS DIST	82.259000	\$1,649.79			
THOMPSON CROSSING METRO #4	8.25800	\$165.62			
THOMPSON R2-J BOND PYMT	36.32000	\$728.43			
THOMPSON R2-J GEN FUND	1.76900	\$35.48			
THOMPSON VALLEY HLTH SVC DIST					
	<u>184.86100</u>	<u>\$3,707.583</u>			

(Assessed Value X Mill Levy = Levied Tax)

LEVIED TAXES	\$3,707.58
NON-LEVIED TAXES	\$0.00
ADMINISTRATION FEE	\$0.00
INTEREST ACCRUED	\$0.00
FEE(S)	\$0.00
ASSESSMENT LIEN	\$0.00
<b>TAX AMOUNT</b>	<u>\$3,707.58</u>
PAYMENT(S)	\$0.00
BALANCE	\$3,707.58
DELINQUENT INTEREST	
<b>Amount Due</b>	<b>\$3,707.58</b>

**PROPERTY LOCATION**  
123 MAIN STREET JOHNSTOWN, CO 80534

**LEGAL DESCRIPTION OF PROPERTY**  
LOT 24, MAIN STREET

**ADDITIONAL PROPERTY INFORMATION**

PAYMENT	DUE DATE	AMOUNT DUE
FIRST HALF	March 1	\$1,853.79
SECOND HALF	June 15	\$1,853.79
FULL PAYMENT	April 30	\$3,707.58

PROPERTY OWNER OF RECORD	PROPERTY STATUS CODES	In absence of State Legislative Funding SB 25 and estimated State revenues of \$175,050,914.00 your school's general fund levy would have been 90.339 mills.
SMITH/JOHN AND JANE 123 MAIN STREET JOHNSTOWN, CO 80534	FOR OFFICE USE ONLY	

OFFICE USE ONLY	<p>ABC-123DEF4G</p>
THIS IS THE ONLY NOTICE YOU WILL RECEIVE RETAIN TOP PORTION FOR YOUR RECORDS	



# Postcards for Property Owners with Mortgages



Irene Josey  
Treasurer and Public Trustee

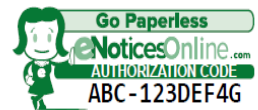


IRENE E. JOSEY  
LARIMER COUNTY TREASURER  
P.O. BOX 1250  
FORT COLLINS, CO 80522-1250

Presorted First Class  
U.S. Postage  
**PAID**  
The Master's Touch, LLC



Irene E. Josey  
Larimer County Treasurer  
(970) 498-7020  
www.larimer.org/treasurer



## 2020 TAXES PAYABLE IN 2021 - PROPERTY TAX NOTIFICATION

Schedule Number: 1234567

Tax Amount: \$3,707.58	Exemption: \$	Actual Value:	\$280,500.00
<b>2020 PROPERTY TAXES DUE 2021: \$3,707.58</b>		Assessed Value:	\$20,056.00

## 2020 TAXES PAYABLE IN 2021 - PROPERTY TAX NOTIFICATION

39030\*46\*\*G50\*\*\*\*\*AUTO\*\*5-DIGIT 80526  
SMITH JANE/JOHN  
1234 MAIN STREET  
JOHNSTOWN, CO 80534



In accordance with CRS 39-10-103, this notification serves to inform property owners that detailed property tax statements are available online at [www.larimer.org/treasurer](http://www.larimer.org/treasurer).

- ◆ To go paperless and receive your tax statement electronically, visit [eNoticesOnline.com](http://eNoticesOnline.com).
- ◆ You are receiving this postcard because your mortgage company has historically paid your property taxes or the property is exempt with a zero balance. Sending postcards is saving Larimer County taxpayers thousands of dollars.
- ◆ Visit [www.larimer.org/assessor](http://www.larimer.org/assessor) for expanded value information.
- ◆ Seniors over 65 who have lived in their home for over 10 years and 100% Disabled Veterans may qualify for a property tax exemption. Visit [www.larimer.org/assessor/exemptions](http://www.larimer.org/assessor/exemptions) to learn more.

Property Address:  
1234 MAIN STREET JOHNSTOWN, CO  
80534

Owner:  
SMITH JANE/JOHN





**Irene Josey**

Treasurer and Public Trustee



## [Sign Up for Electronic Tax Statements](#)

Click here to find your authorization code and register on eNoticesOnline.com.



### **Pay Your Property Taxes**

- Pay Online
- Payment Methods
- Print a Receipt
- Delinquent Payment Information



### **Your Property Tax Information**

- Property and Tax Searches
- Tax Statement Resources
- Senior/Veteran Assistance
- Mobile Home
- Personal Property for Businesses
- Special Assessment



### **Third Party Resources**

- CTD Login for Title Companies
- Mass Payment for Mortgage Companies
- Tax Lien Investor Information
- Treasurer Statement for Taxing Authorities



### **Public Trustee**

- Foreclosure and Sale Information
- Release of Deeds



# The Front-End of Our Business



- Tax Collection and Distribution
- Investment of all funds
- Special Assessments - PID's, LID's, etc.
- Personal Property – income producing property in businesses
  - Distraints, Seizures and Sales
- Mobile Homes
  - Moves, Distraints
- Bankruptcy Tracking
- Tax Lien Sale
  - Redemptions
  - Treasurer's Deeds
- Senior and Veteran Property Tax Deferrals
- County Bank / Accounts Reconciliations
- Public Trustee (July 1, 2020)
  - Releases of Deeds
  - Foreclosures
  - Cures

## Our Funds - Banking



- We use Positive Pay with all of our bank accounts to protect your money against unauthorized or fraudulent transactions. Examples includes forged, altered, or counterfeit checks in addition to all ACH debits.
- Our bank accounts are “Zero Balance Accounts” (ZBA). This security feature ensures all accounts zero out at night to prevent any unauthorized transactions and allows for all daily funds to be swept to an interest-bearing account daily.
- We transfer money in and out of our accounts every day to meet the county’s financial obligations ensuring that all idle funds are protected and in an interest-bearing account.
- Money is made available not only for external financial obligations but also for payroll, retirement, medical and all other employee benefits.

# Examples of Funds



- Monies that flow through the Treasurer's Office include:
  - Property tax
  - Sales tax
  - Specific ownership tax
  - Grant money
  - Federal and state funds
  - FEMA
  - .... and many more forms
  
- Finance issues the warrants (checks) that “pay” the bills, and we make sure the money is where it needs to be and when it need to be there. We're the county's bank.
  
- Public Trustee money flow includes releases, foreclosure sales and cures.



# Past, Present, COVID-19 & Future



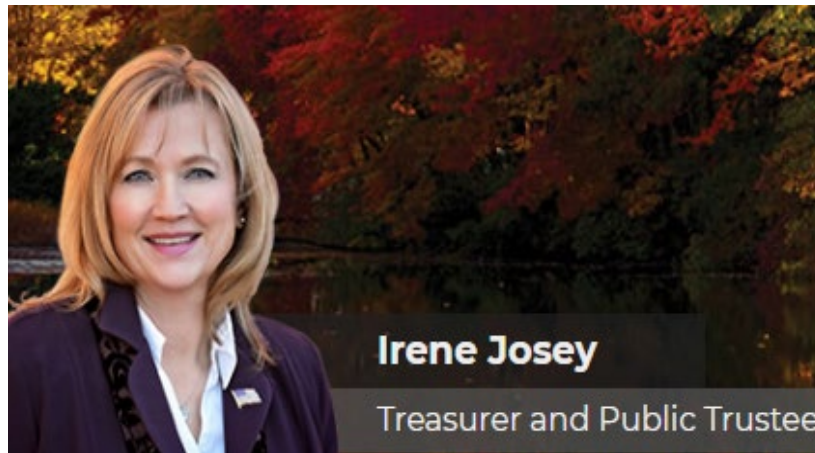
## ➤ First Term Focus and accomplishments:

- Built a new tax collection system
- Earned Moody triple-A credit rating
- Online property tax statements
- Office accessibility, future needs of community
- Top county innovation award

## ➤ Second Term, so far:

- COVID-19
- Property tax relief
- Technology
- Public Trustee's Office
- In-house investment management
- Cameron Peak Fire
- Online Tax Lien Sale
- Customer feedback survey
- Top county innovation award – again!

- Future – County-wide financial system, online receipt printing, automated tax roll corrections, too many to list – would love to hear from you!



# Questions?

My contact:

Irene Josey

[ijosey@larimer.org](mailto:ijosey@larimer.org)

970-498-7027