

Moving to Severance, Colorado

Your 2026 Relocation Guide from New Horizons Real Estate

7,683	Between	Weld	RE-4
residents (2020 Census)	Fort Collins, Windsor and Greeley	County	school district

Severance is a fast-growing Weld County town northwest of Greeley, between Windsor and Fort Collins, with farm-town roots, new neighborhoods, lakes and a regional trail through the middle of town.

Your First 90 Days: The Severance Move Checklist

Done	When	Task	Where to do it
☐	Before move-in	Start Town utilities	Town of Severance Utility Billing
☐	Before move-in	Check your neighborhood	Some subdivisions, including Hidden Valley Farm and Golden Eagle Acres, get water from North Weld County Water District, and some rural areas are on septic
☐	Before move-in	Start electric, gas and trash	Providers vary by neighborhood; your HOA or our team can confirm them
☐	Within 30 days	Transfer your driver license	A Colorado state DMV office (county offices do not issue licenses)
☐	Within 90 days	Title and register your vehicles	Weld County Motor Vehicle: Southwest Weld office (4209 County Road 24.5, near Longmont and I-25), Greeley (1250 H St.) or Fort Lupton. Open Monday to Friday, 8 a.m. to 5 p.m.
☐	Before registering	Emissions test may be required, depending on whether your address is in the program area (parts of Larimer and Weld counties are)	An Air Care Colorado station
☐	Any time	Enroll your kids in school	Weld RE-4
☐	Any time	Register to vote at your new address	GoVoteColorado.gov

Providers can change at the edge of town or between subdivisions. We'll confirm them for any address you're considering.

Where to Live in Severance

As of October 21, 2026, the average list price on our site was about \$576,000. Prices change daily and are not a guarantee of value.

If you want...	Look at
A newer single-family home	Tailholt, Hidden Valley Farm, Hunters Crossing, Severance Shores and Timber Ridge, about \$430,000 to \$620,000

If you want...	Look at
Acreage and custom homes	Golden Eagle Acres and Saddler, \$1.2 million and up

Schools

Weld RE-4. Register with the district for your neighborhood school, or apply through choice enrollment. Schools include Rangeview Elementary, Severance Middle and Severance High School. School assignments depend on the exact address; confirm with the district before you buy.

Getting Around

- **By car:** Fort Collins, Windsor and Greeley are each a short drive; I-25 to the west.
- **Transit:** limited, so most residents drive.

Healthcare

UCHealth Greeley Hospital, UCHealth Poudre Valley Hospital in Fort Collins and UCHealth Medical Center of the Rockies in Loveland are all within a short drive.

What It Costs to Live Here

- **Property taxes:** depend on the address, school district and any metro district. Look up the actual tax bill.
- **Sales tax:** the state rate is 2.9%; city, county and special district taxes vary by address.
- **Insurance and radon:** hail drives Colorado home insurance costs, and nearly half of Colorado homes test above the EPA radon action level. Get quotes and test during your inspection period.
- **Good to know:** Many newer Severance neighborhoods are in a metro district, which adds to the property tax bill.

Things to Do Once You're Here

- **Great Western Trail** through town
- Lakes and parks such as Severance Shores
- Windsor, Fort Collins and Greeley amenities nearby

Relocating to Severance? We'll narrow neighborhoods with you by video call, tour homes live or by video, and connect you with local lenders and inspectors. If your employer offers **REAL Assistance**, you may qualify for free relocation support.

Call or text Matthew Starr: 720-432-8695
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Updated October 2026. Sources: local town and city websites, county motor vehicle offices, the Colorado DMV, school districts, RTD and the U.S. Census Bureau. Market figures from MLS listings as of October 21, 2026. General information, not legal, tax or financial advice; confirm details with the agency involved.