




Wyoming Department of Revenue

Joint Interim Revenue Committee
Property Tax 101

Presented June 26, 2023
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Administrator-Property Tax Division



General Overview of Wyoming's Property Tax System



Taxes are the structure by which we as citizens pool our resources to pay for infrastructure and services we could not afford on our own.

The goal for those responsible for administering those taxes is to ensure taxpayers are paying their fair share of the tax burden. No more, no less.

It is the responsibility of the legislature to determine what that amount is.

Property Tax History

- 1889 First property tax levy in Wyoming Territory
- 1890 Statehood and creation of constitutional amendment providing uniform assessment for taxation
- 1903 Assessors created and County became the chief taxing authority
- 1988 Amended constitution to provide for 3 tier system and fair market value
- 1989 Legislature funded mass appraisal in all 23 counties
- 1990 All counties at full value
- 2005 New Computer Assisted Mass Appraisal System (C.A.M.A.)

Fee Simple Ownership Bundle of Rights

- The right to sell.
- The right to lease or rent.
- The right to use.
- The right to give away.
- The right to enter or leave.
- The right to refuse to do any of the above.

Fee Simple ownership is the highest form of ownership. An estate in fee simple is ownership of all the rights in a property except the rights reserved by government.

Restrictions on the Bundle of Rights

Governmental Restrictions:

- **Taxation**
- **Eminent Domain**
- **Police Power**
- **Escheat**

Constitution:

Article 15-11(a) thru (d) All property, except as in this constitution otherwise provided, shall be uniformly valued at its full value as defined by the legislature, in three (3) classes as follows:

- Gross production of Minerals
- Property used for industrial purposes
- All other property, real and personal

Exception:

- ...agricultural and grazing lands which shall be valued according to the capability of the land to produce agricultural products under normal conditions...

(b) Legislature prescribes percentage of value for each class.

Note: Industrial property shall not be more than 40% higher nor more than four percentage points more than the percentage prescribed for property other than minerals

(c) Legislature shall not create new classes or subclasses or authorize any property to be assessed at a rate other than the rates set for authorized classes.⁷

(d) All taxation shall be equal and uniform within each class of property.

Agricultural Land W.S. 39-13-103(b)(x)

4 qualifications that must be met to be valued as agricultural land

- The land is presently being used and employed for an agricultural purpose.
 - Agricultural Purpose:
 - Cultivation of the soil for production of crops
 - Production of timber products or grasses for forage
 - Rearing, feeding, grazing or management of livestock
- The land is not part of a platted subdivision, except for a parcel of 35 acres or more which otherwise qualifies as agricultural land.
- Owner/Producer must derive \$500 from marketing of agricultural products. Lessee must derive \$1000 from the marketing of agricultural products.
- The land has been used or employed, consistent with the land's size, location and capability to produce as defined by department rules.

What is taxable and what is Fair Market Value?

Wyoming Statute 39-11-101 (a)(vi)

“Fair market value” means the amount in cash, or terms reasonably equivalent to cash, a well informed buyer is justified in paying for a property and a well informed seller is justified in accepting, assuming neither party to the transaction is acting under undue compulsion, and assuming the property has been offered in the open market for a reasonable time...

Wyoming Statute 39-11-103(a)(i)

Property subject to taxation. All property within Wyoming is subject to taxation as provided by this act except as prohibited by the United States or Wyoming constitutions or expressly exempted by W.S. 39-11-105.

Method of Assessment

W.S. 39-13-103(b)(ii)

All taxable property shall be annually valued at its fair market value. Except as otherwise provided by law for specific property, the department shall prescribe by rule and regulation the appraisal methods and systems for determining fair market value using generally accepted appraisal standards;...

Department of Revenue Chapter 9

Section 5 Appraisal Methods

(b)

- (i) The Sales Comparison Approach
- (ii) The Cost Approach
- (iii) The Income or Capitalized Earnings Approach

Who performs the assessment?

Wyoming Department of Revenue...

- Gross product of all mines and mining claims
- Property of pipeline companies
- Property of electric utilities
- Property of railroad companies
- Property of rail car companies
- Property of telecommunications companies
- Property of Cable or Satellite companies
- Property of Commercial Airline companies

County Assessor values Real and Personal Property in each

- Industrial
- Commercial
- Residential
- Agricultural Land

Examples of property subject to taxation in Wyoming

Residential Real Property and Personal Property:



Real



Real



Real



Personal Property
(Mobile Home)



Personal Property
(Appliances in a Rental)

Examples of property subject to taxation in Wyoming

Agricultural Property Real & Personal:



Real



Real



Personal

Examples of property subject to taxation in Wyoming

Commercial and Industrial Real & Personal Property:



Real



Real



Real



Personal



Personal



Personal

Tangible vs. Intangible Business Personal Property

Tangible Personal Property- W.S. 39-11-101(a)(xvi)

“Tangible personal property means personal property that, by its nature, is perceptible to the senses; property that has a physical presence beyond merely representation and that is capable of being touched; property that is able to be perceived as materially existent; property that is not intangible.”

Intangible Personal Property – is property that represents evidence of value, or the right to value, under law and/or custom. Bonds, notes, trusts, patents, annuities, mortgages, copyrights, accounts receivables, insurance policies, money (cash), and shares of stock: are all examples of intangible property. W.S. 39-13-103(b)(xi) exempts this type of personal property.

Examples of property subject to taxation in Wyoming

State Assessed:



Current Levels of Assessment

Wyoming Statute 39-13-103(b)(iii)

- (A) Gross product of minerals and mine products, one hundred percent (100%)
- (B) Property used industrial purposes, eleven and one-half percent (11.5%)
- (C) All other property, real and personal, nine and one-half percent (9.5%)
 - Residential (real & personal)
 - Commercial (real & personal)
 - Agricultural Land

Computer Assisted Mass Appraisal System (C.A.M.A)

Current Law Requires use of CAMA by Assessors

- W.S. 39-11-102(c)(xv)
- Department Rules Chapter 9 Section 7
 - Used for Valuation of Real & Personal Property

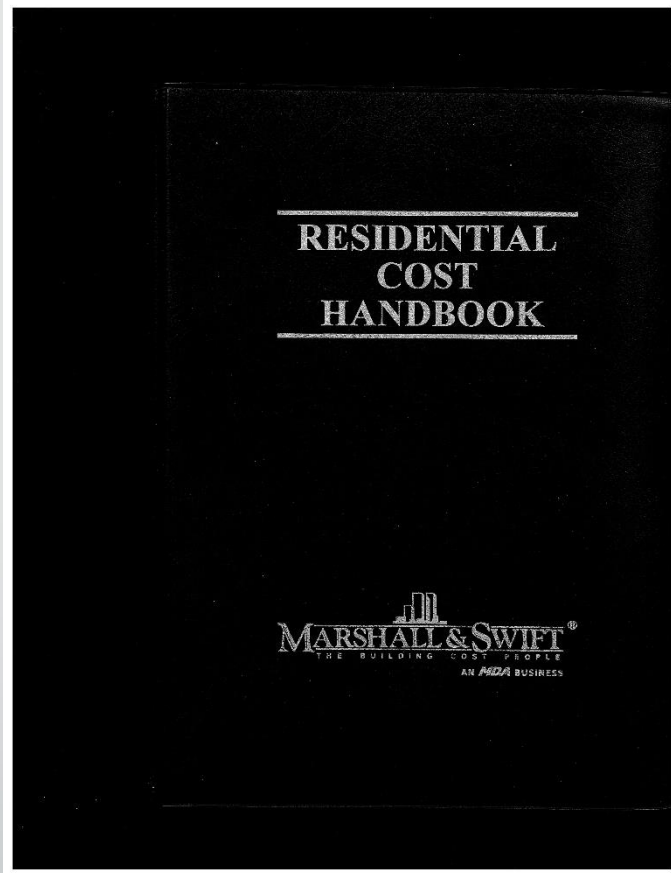
Essential Features of a C.A.M.A System

- Data Management
- Aid in uniformity of valuation
- Performance Analysis
- Administration

What information is stored in the C.A.M.A System?

- Data on all structures
- Land Data
- Personal Property Assets
- State Assessments
- Costing Tables
- Statewide uniform reports
- Notices of Value
- Exemptions (Pollution Control, Fire Suppression, Veterans)

Cost Tables Loaded into the CAMA System



ONE STORY							Square Foot Costs Fair Quality
RESIDENCE							
STUD FRAMED							
Total Area	Plywood or Hardboard	Metal or Vinyl Siding	Stucco	Wood Siding	Wood Shingles	Synth. Plaster (EIFS)	
600	94.00	94.00	95.50	94.50	95.50	98.50	
700	91.00	91.00	92.50	92.00	93.00	95.50	
800	89.00	89.00	90.50	89.50	90.50	93.00	
900	87.00	87.00	88.50	87.50	88.50	91.00	
1000	85.00	85.50	86.50	86.00	87.00	89.00	
1100	83.50	84.00	85.00	84.50	85.50	87.50	
1200	82.50	82.50	83.50	83.00	84.00	86.00	
1300	81.00	81.00	82.50	82.00	82.50	84.50	
1400	80.00	80.00	81.00	80.50	81.50	83.50	
1500	79.00	79.00	80.00	79.50	80.50	82.00	
1600	78.00	78.00	79.00	78.50	79.50	81.00	
1700	77.00	77.00	78.50	77.50	78.50	80.00	
1800	76.50	76.50	77.50	77.00	77.50	79.50	
2000	75.00	75.00	76.00	75.50	76.00	77.50	
2200	73.50	73.50	74.50	74.00	74.50	76.50	
2400	72.50	72.50	73.50	73.00	73.50	75.00	
2600	71.00	71.00	72.00	71.50	72.50	74.00	
2800	70.00	70.50	71.00	70.50	71.50	73.00	
3000	69.50	69.50	70.00	70.00	70.50	72.00	

STUD FRAMED			MASONRY			
Total Area	Rustic Log	Masonry Veneer	Concrete Block	Stucco on Block	Common Brick	Poured Concrete (SIP Forming)
600	103.00	103.00	99.50	102.00	115.00	109.00
700	99.50	100.00	96.50	99.00	111.00	105.00
800	97.00	97.50	94.00	96.50	108.00	102.00
900	95.00	95.00	92.00	94.50	105.00	99.50
1000	93.00	93.00	90.00	92.50	102.00	97.50
1100	91.00	91.50	88.50	90.50	100.00	95.50
1200	89.50	90.00	87.00	89.00	98.00	93.50
1300	88.00	88.50	85.50	87.50	96.50	92.00
1400	86.50	87.00	84.00	86.50	94.50	90.50
1500	85.50	86.00	83.00	85.00	93.50	89.00
1600	84.50	84.50	82.00	84.00	92.00	87.50
1700	83.50	83.50	81.00	83.00	90.50	86.50
1800	82.50	82.50	80.00	82.00	89.50	85.50
2000	80.50	81.00	78.50	80.50	87.50	83.50
2200	79.00	79.50	77.00	79.00	85.50	82.00
2400	77.50	78.00	76.00	77.50	84.00	80.50
2600	76.50	76.50	74.50	76.50	82.50	79.00
2800	75.50	75.50	73.50	75.00	81.00	77.50
3000	74.50	74.50	72.50	74.00	79.50	76.50

SQUARE FOOT ADJUSTMENTS

ROOFING: Composition shingle or Built-up, small rock..... Clay tile..... + 7.61 Concrete tile..... + 5.11 Metal, preformed..... + 1.35 Wood shake..... + 2.53 Wood shingle..... + 2.21 Composition roll..... - 1.05	ENERGY ADJ: Mod. Climate (base) Mild climate..... - 1.47 Extreme climate..... + 2.38 Superinsulated..... + 4.65 FOUNDATION ADJ: Mod. Climate (base) Mild climate..... + 2.97 Extreme climate..... + 5.45 Hillside, moderate slope..... + 2.45 Hillside, steep slope..... + 7.90
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Add for SEISMIC ZONES (Z)/HURRICANE (Wind) ADJ.: See Intro-9; maps, D-12
 Frame (Z2) + 2.11 (Z3-4/Wind) + 3.32 Masonry (Z2) + 1.93 (Z3-4/Wind) + 2.84

See Pages Fair-19 — Fair-22 for other Sq. Ft. Adjustments, Basements, Porches, Garages, etc.

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Typical Valuation Methods used on Taxable Property

Residential Real Property



Value is based on individual property characteristics

- Accuracy is Key
- Communication with property owner

3 components

- Current Replacement Cost (RCN)
- Apply Depreciation (Age and Condition) RCNLD
- Add Land Value
- Uniformly adjust for sales

Typical Valuation Methods used on Taxable Property, Continued

Commercial Real Property:

Cost Approach

Land Value

+

Replacement Cost

minus

Accumulated Depreciation

=

Fair Market Value

Typical Valuation Methods used on Taxable Property, Continued

Commercial Business Personal Property:

Trended Cost Approach (C) – This variation begins with the historical installed cost of a specific piece of equipment provided by the taxpayer on the annual rendition forms submitted to the assessor's office. This cost is then trended from the date of purchase (the date of a property when it was first placed into service by its first owner), or in some instances the date of refurbish or rebuilding of an original piece of equipment, to current day dollars in order to derive an estimate of replacement cost new (RCN).

Once the reported costs have been trended, and an estimate of (RCN) is derived, an estimate of the total loss in value is made, which is the result of all forms of depreciation (physical, functional, and economic) on the subject property. The resulting value is determined to be the subject property's market value.

Example on Next Page

Trended Cost Approach Business Personal Property

Tractor purchased in 2013 for \$14,369

Life Expectancy 10 years

$\$14,369 \times 1.4232$ (Trending Factor)* = \$20,450

$\$20,450 \times 21\%$ (Depreciation Factor) = \$4,295

$\$4,295 \times 9.5\%$ = \$408 (assessed value)

$\$408 \times .068147$ (average mill levy) = \$27.81 tax dollars

*Trending Factor defined by IAAO...

A figure representing the increase in selling price over a period of time. Trending accounts for the relative difference in the value of a dollar between two periods.

2023 Trending Factor Table
Industry Average/ Commercial FF & E

Tax Year	Trending Indices	Trending Factor	Tax Year	Trending Indices	Trending Factor	Tax Year	Trending Indices	Trending Factor
2023	2218.3	1.0000	1990	910.2	2.4372	1957	225.1	9.8547
2022	2218.3	1.0000	1989	886.5	2.5023	1956	208.8	10.6240
2021	1888.1	1.1749	1988	841.4	2.6364	1955	190.8	11.6263
2020	1736.4	1.2775	1987	806.9	2.7492	1954	184.6	12.0168
2019	1727.8	1.2839	1986	795.4	2.7889	1953	182.5	12.1551
2018	1667.7	1.3302	1985	787.9	2.8155	1952	180.5	12.2898
2017	1612.2	1.3759	1984	776.4	2.8572	1951	180.3	12.3034
2016	1580.9	1.4032	1983	755.8	2.9350	1950	167.9	13.2120
2015	1593.7	1.3919	1982	742.4	2.9880	1949	161.2	13.7612
2014	1578.8	1.4051	1981	709.2	3.1279	1948	162.8	13.6259
2013	1558.7	1.4232	1980	642.8	3.4510	1947	150.6	14.7297
2012	1545.9	1.4350	1979	584.4	3.7959	1946	123.2	18.0057
2011	1503.2	1.4757	1978	534.7	4.1487	1945	103.4	21.4536
2010	1457.4	1.5221	1977	497.1	4.4625	1944	102.4	21.6631
2009	1468.6	1.5105	1976	472.1	4.6988	1943	100.5	22.0726
2008	1427.3	1.5542	1975	444.3	4.9928	1942	99.6	22.2721
2007	1373.3	1.6153	1974	398.4	5.5680	1941	92.6	23.9557
2006	1302.3	1.7034	1973	344.1	6.4467	1940	86.1	25.7642
2005	1244.5	1.7825	1972	332.1	6.6796	1939	85.3	26.0059
2004	1157.3	1.9168	1971	321.3	6.9041	1938	84.4	26.2832
2003	1118.6	1.9831	1970	303.2	7.3163	1937	83	26.7265
2002	1100.0	2.0166	1969	285.1	7.7808	1936	81.6	27.1850
2001	1093.4	2.0288	1968	273.2	8.1197	1935	78.1	28.4033
2000	1084.3	2.0458	1967	262.9	8.4378	1934	74.6	29.7359
1999	1065.0	2.0829	1966	252.5	8.7853	1933	70.4	31.5099
1998	1061.8	2.0892	1965	244.9	9.0580	1932	66.1	33.5598
1997	1052.7	2.1072	1964	241.8	9.1741	1931	76.6	28.9595
1996	1036.0	2.1412	1963	239.2	9.2738	1930	87	25.4977
1995	1020.4	2.1740	1962	238.5	9.3010	1929	91.8	24.1645
1994	985.0	2.2521	1961	237.2	9.3520	1928	96.5	22.9876
1993	958.0	2.3156	1960	237.7	9.3324	1927	98.3	22.5666
1992	939.8	2.3604	1959	234.9	9.4436	1926	100	22.1830
1991	928.5	2.3891	1958	231	9.6030			

DOR Trending Factor Table

Source: CoreLogic

**PERCENT GOOD TABLE
FIXTURES & EQUIPMENT/ OIL & GAS**

Effective Age in Years	REALWARE LIFE EXPECTANCY IN YEARS											
	30	22	20	15	14	13	12	11	10	9	6	5
	% Good											
1	98	97	97	95	95	94	94	93	92	91	87	85
2	97	94	93	90	89	88	87	86	84	82	73	69
3	95	91	90	85	84	82	80	78	76	72	57	52
4	93	88	86	79	77	75	73	70	67	61	41	34
5	91	84	82	73	71	69	66	62	58	51	30	23
6	89	80	78	68	65	62	58	54	49	41	23	20
7	86	77	74	62	58	54	50	45	39	33	20	
8	84	73	70	55	51	47	43	37	30	26		
9	82	69	65	49	45	41	36	30	24	22		
10	79	64	60	43	39	34	29	25	21	20		
11	76	60	55	37	33	29	24	22	20			
12	74	56	50	31	28	25	22	20				
13	71	51	45	26	24	22	20					
14	68	46	40	23	22	20						
15	65	42	35	21	20							
16	61	38	31	20								
17	58	34	27									
18	54	30	24									
19	51	27	22									
20	47	25	21									
21	43	23	20									
22	40	22										
23	37	20										
24	34											
25	31											
26	28											
27	25											
28	23											
29	22											
30	21											
31	20											

DOR Depreciation Schedule

Taxes Attributable to Business Personal Property

County	Residential Personal Property	Commercial Personal Property	Industrial Personal Property	Total Local Assessed Personal Property	Total Local Assessed Value	Percentage of Value from Personal Property
Albany	2,255,772	10,877,750	12,641,426	25,774,948	500,425,656	5.15%
Big Horn	1,519,561	9,301,964	10,193,107	21,014,632	129,002,411	16.29%
Campbell	3,480,151	16,951,936	266,050,723	286,482,810	740,482,343	38.69%
Carbon	2,631,929	7,848,128	167,637,383	178,117,440	361,171,639	49.32%
Converse	1,766,084	10,762,180	192,813,549	205,341,813	402,412,871	51.03%
Crook	2,320,369	4,846,534	13,751,922	20,918,825	130,759,700	16.00%
Fremont	4,913,479	12,307,635	58,704,076	75,925,190	474,056,187	16.02%
Goshen	1,224,413	9,112,575	3,772,840	14,109,828	160,904,800	8.77%
Hot Springs	1,156,128	1,878,341	4,913,740	7,948,209	59,988,460	13.25%
Johnson	1,316,677	5,052,461	39,428,270	45,797,408	203,480,562	22.51%
Laramie	6,712,919	160,141,254	87,282,815	254,136,988	1,623,686,202	15.65%
Lincoln	3,205,083	5,863,854	164,519,587	173,588,524	596,295,942	29.11%
Natrona	3,648,635	35,919,737	80,346,707	119,915,079	1,084,102,884	11.06%
Niobrara	308,529	1,780,871	3,115,688	5,205,088	35,401,675	14.70%
Park	1,602,961	14,845,982	19,066,651	35,515,594	578,889,944	6.14%
Platte	2,019,451	5,322,071	11,074,567	18,416,089	131,554,340	14.00%
Sheridan	1,649,196	13,615,561	4,707,954	19,972,711	576,584,387	3.46%
Sublette	1,351,470	8,356,131	105,303,393	115,010,994	418,626,034	27.47%
Sweetwater	6,198,289	14,979,945	430,768,420	451,946,654	841,407,038	53.71%
Teton	970,872	19,492,510	560,727	21,024,109	3,189,551,258	0.66%
Unita	2,151,487	7,201,911	40,685,821	50,039,219	251,314,834	19.91%
Washakie	1,113,593	7,297,233	11,821,430	20,232,256	118,525,164	17.07%
Weston	2,149,641	2,361,936	15,147,112	19,658,689	90,482,902	21.73%
	55,666,689	386,118,500	1,744,307,908	2,186,093,097	12,699,107,233	17.21%
Statewide Mills						
School Foundation 12 Mills		\$26,233,117.16				
School District 25 Mills		\$54,652,327.43				
County School Fund 6 Mills		\$13,116,558.58				

The above numbers do not include personal property that is included in the value for department assessed companies listed in 39-13-102(m)

States Ranked by Median Effective Commercial Property Tax Rate

Highlighted States have little or no tangible personal property taxation

Above 2.5%		2.0% - 2.5%		1.5% - 2.0%		Less than 1.5%	
State	Median Property tax rate	State	Median Property tax rate	State	Median Property tax rate	State	Median Property tax rate
Kansas	3.1%	Rhode island	2.5%	South Dakota	1.9%	Montana	1.4%
New York	3.0%	Ohio	2.5%	Wisconsin	1.9%	West Virginia	1.4%
Illinois	2.9%	Texas	2.5%	Nebraska	1.9%	Tennessee	1.4%
Pennsylvania	2.8%	Connecticut	2.4%	Florida	1.8%	Louisiana	1.4%
Indiana	2.8%	Michigan	2.4%	Massachusetts	1.8%	Maryland	1.3%
New Jersey	2.7%	Vermont	2.4%	Minnesota	1.7%	Georgia	1.3%
		Delaware	2.3%	Arizona	1.6%	California	1.3%
		New Hampshire	2.3%	Arkansas	1.6%	North Dakota	1.3%
		Iowa	2.2%			Idaho	1.2%
		Colorado	2.1%			Oklahoma	1.1%
		Mississippi	2.0%			Utah	1.1%
		Missouri	2.0%			Hawaii	1.1%
		Maine	2.0%			Kentucky	1.1%
		South Carolina	2.0%			Washington	1.1%
						New Mexico	1.1%
						Oregon	1.0%
						Arkansas	1.0%
						Nevada	1.0%
						North Carolina	1.0%
						Virginia	0.9%
						District of Columbia	0.9%
						Alabama	0.8%
						Wyoming	0.7%

Highlighted States have a Corporate Income Tax except Ohio and South Dakota. Ohio has a gross receipts tax.

Typical Valuation Methods used on Taxable Property, Continued

Land Valuation: “All dirt is not equal”

Topics the Appraiser should Consider...

- Size
- Raw Land vs. Land with Infrastructure
- Buildable? (Topography)
- Platted vs. Non-platted
- Zoning (Residential, Commercial, Industrial)

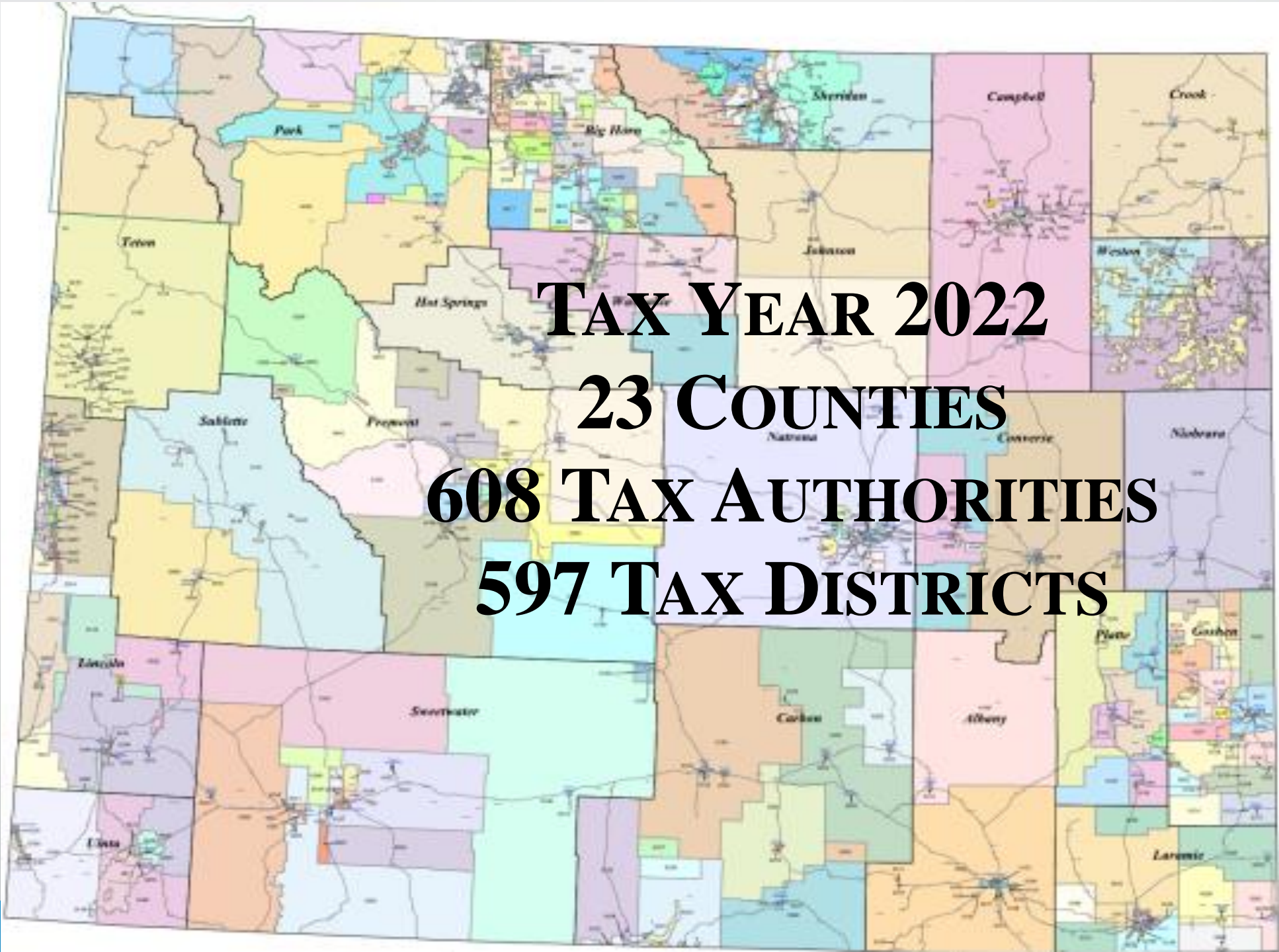
The above considerations and more are considered when appraising land.

Live Demo of Wyoming's CAMA System




What is a MILL?

- A mill is literally \$1.00 per 1,000 of assessed value.
- Example : Municipalities can levy up to 8 mills
 - 33,250 assessed value multiplied by 8 mills (.008) = \$266
- Services provided by Municipalities
 - Streets and sidewalks, parks, public space, cemeteries, recreation, libraries, museums – Police and fire protection – Health, safety, welfare of community – Sewer, water – Airports, public transportation, utility services

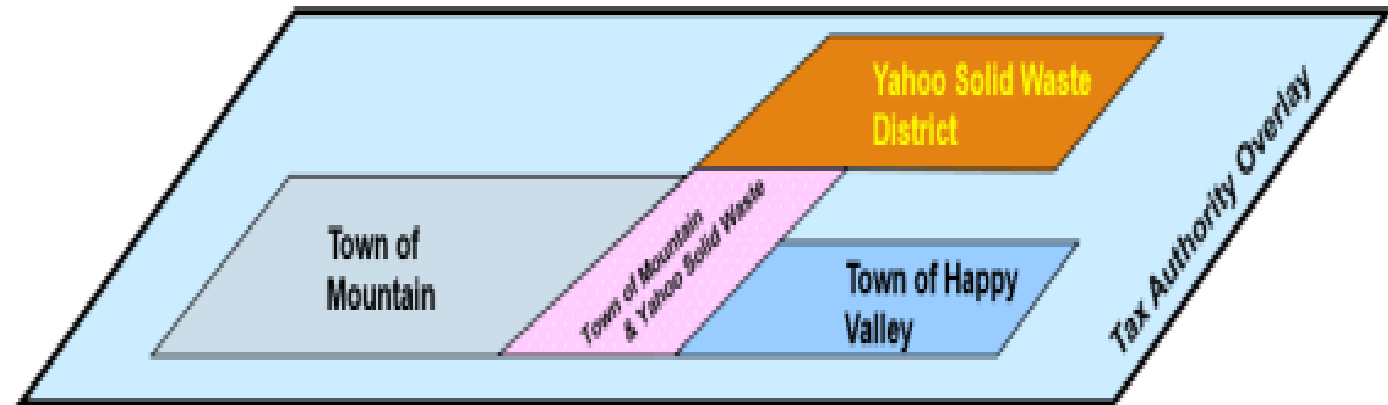
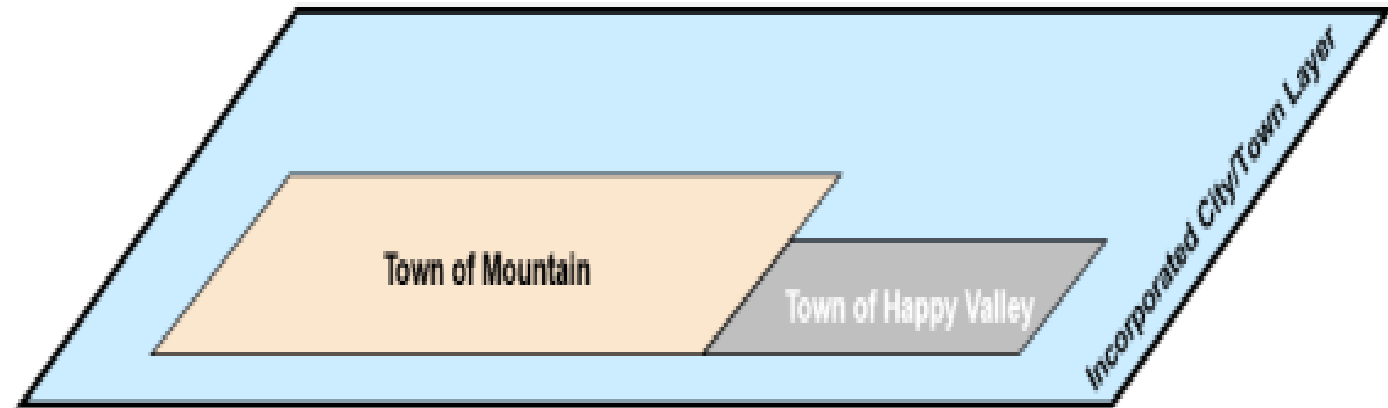
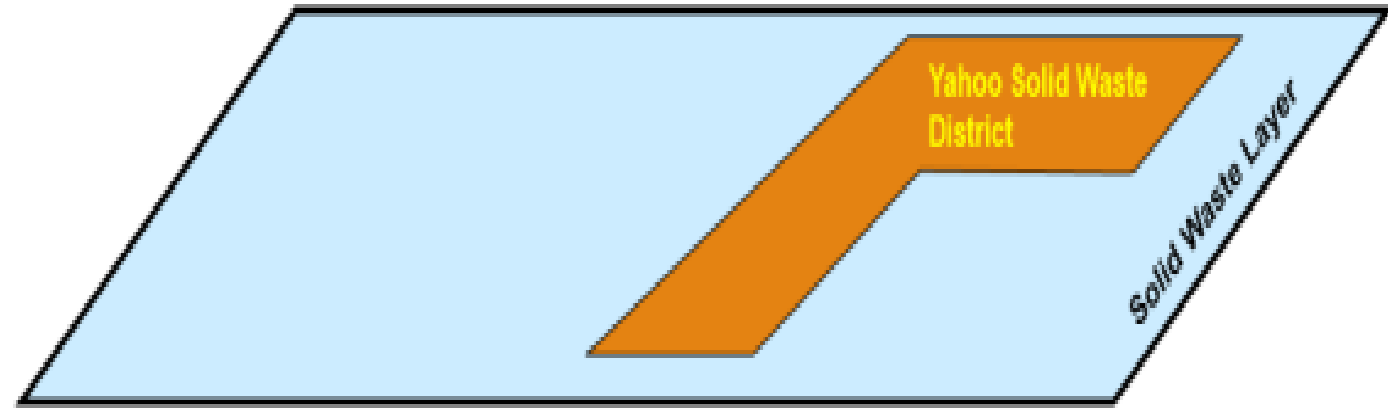


TAX YEAR 2022
23 COUNTIES
608 TAX AUTHORITIES
597 TAX DISTRICTS

- 
- District boundaries may change from year to year due to:
 - New Taxing Entities
 - Dissolutions
 - District Consolidations
 - Municipal Annexations

Anatomy of Tax Districts

Tax Districts are created from tax authorities boundaries. In a sense, we don't really map "tax districts" per se. We do, however, map taxing authorities that, when combined together, create tax district boundaries. Each district is actually comprised of individual taxing authorities that, when combined together, create unique geographical regions with a specific assigned mill levy. If you could look through each taxing authority layer, as each authority is mapped on top of each other, you would see the resulting boundaries of the tax district map. The following is an example of this process:



How a Mill Levy is Calculated

REVENUE SUMMARY		2020-2021 Actual	2021-2022 Estimated	2022-2023 Proposed
S-7	Operating Revenues	\$0	\$0	\$2,200
S-8	Tax levy (From the County Treasurer)	\$0	\$0	\$1,724,916
S-9	Government Support	\$0	\$0	\$0
S-10	Grants	\$0	\$0	\$120,916
S-11	Other County Support (Not from Co. Treas.)	\$0	\$0	\$0
S-12	Miscellaneous	\$0	\$0	\$1,350,350
S-13	Other Forecasted Revenue	\$0	\$0	\$0
S-14	Total Revenue	\$2	\$2	\$3,198,382

Budget from a Fire District in Laramie County

Entity has budgeted for \$1,724,916 from property taxes.

Total Assessed Valuation in this district = \$551,150,418

$\$1,724,916 / \$551,150,418 = 3.13$ mills

Per W.S. 35-9-203(b) Fire Protection Districts are limited to 3.00 mills

The district will receive \$1,653,451

2023 Taxing Entities Statewide

Type Name	Total Tax Entities
Cities and Towns	99
Community College	8
Conservation	34
County-wide	23
DDA	4
Fire Protection	64
Hospital	18
Improvement and Service	146
Resort	2
Rural Health Care	7
School	48
Senior Citizen Service	9
Solid Waste Disposal	16
Special Cemetery	42
Special Exemption	1
Special Museum	5
Water and Sewer	61
Water Conservancy	2
Weed and Pest	23
Total Count of Entities	612

Example Calculation of a Residential Tax Bill in Sheridan

Market Value of the Property			\$350,000.00
Assessed Value of the Property 9.5%			\$33,250.00
K-12 Education Levies:		Mill Levy	
District Levy		25	\$831.25
Mandatory County Levy		6	\$199.50
Foundation Fund Levy		12	\$399.00
School District Recreation		1	\$33.25
Additional Countywide Levies			
County Levy		12	\$399.00
Weed & Pest Control		2	\$66.50
Northern Wyoming Community College		5.5	\$182.88
Conservation District		0	\$0.00
Municipality			
City Levy		8	\$266.00
Total Applicable Levy =		71.5	
Total Property Tax =	\$33,250 x .0715		\$2,377.38

Examples of Tax amount for a \$350,000 Residential Property from around the State

City of Gillette:	\$2,346
City of Cheyenne:	\$2,399
City of Douglas:	\$2,234
City of Evanston:	\$2,287
City of Rock Springs:	\$2,429
City of Torrington:	\$2,503
City of Lander:	\$2,491
City of Casper:	\$2,424

Examples of Tax amount for a \$350,000 Residential Property from Neighboring States

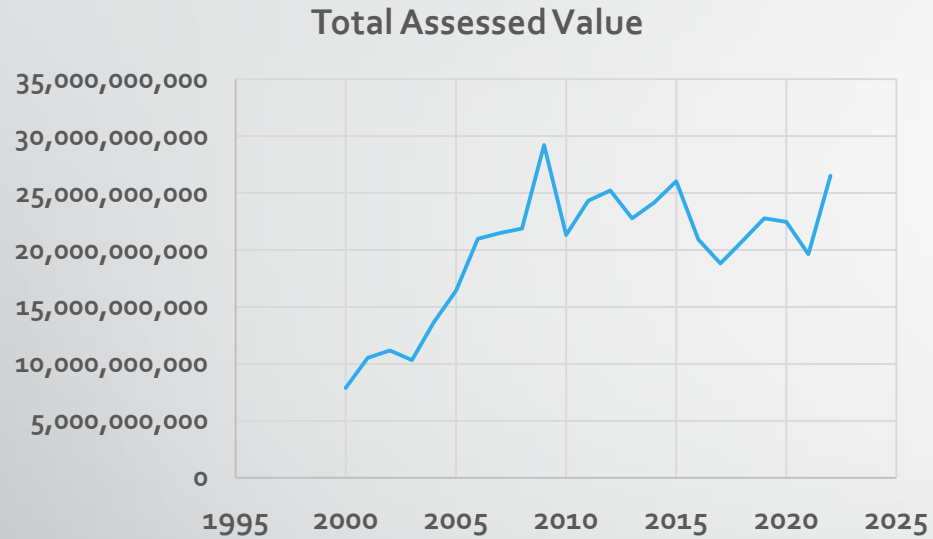
Northglenn, CO:	\$2,730
Rapid City, SD:	\$4,725
Billings, MT:	\$3,640
Salt Lake City, UT:	\$2,625
Lincoln, NE:	\$6,965

Source: SmartAsset.com

What Does 1 mill Generate Statewide

	2022 State Assessed	2022 Locally Assessed	2022 Totals	1 Mill
Albany	73,090,788	500,425,656	573,516,444	\$573,516
Big Horn	119,466,190	129,002,411	248,468,601	\$248,469
Campbell	3,798,787,846	740,482,343	4,539,270,189	\$4,539,270
Carbon	429,354,175	361,171,639	790,525,814	\$790,526
Converse	2,358,242,286	402,412,871	2,760,655,157	\$2,760,655
Crook	131,352,133	130,759,700	262,111,833	\$262,112
Fremont	373,151,462	474,056,187	847,207,649	\$847,208
Goshen	99,764,995	160,904,800	260,669,795	\$260,670
Hot Springs	106,659,092	59,988,460	166,647,552	\$166,648
Johnson	158,194,908	203,480,562	361,675,470	\$361,675
Laramie	856,827,385	1,623,686,202	2,480,513,587	\$2,480,514
Lincoln	331,637,734	596,295,942	927,933,676	\$927,934
Natrona	368,161,464	1,084,102,884	1,452,264,348	\$1,452,264
Niobrara	115,337,186	35,401,675	150,738,861	\$150,739
Park	295,745,209	578,889,944	874,635,153	\$874,635
Platte	100,084,783	131,554,340	231,639,123	\$231,639
Sheridan	34,087,552	576,584,387	610,671,939	\$610,672
Sublette	2,121,472,423	418,626,034	2,540,098,457	\$2,540,098
Sweetwater	1,628,941,791	841,407,038	2,470,348,829	\$2,470,349
Teton	15,478,632	3,189,551,258	3,205,029,890	\$3,205,030
Uinta	184,008,672	251,314,834	435,323,506	\$435,324
Washakie	42,467,507	118,525,164	160,992,671	\$160,993
Weston	90,656,208	90,482,902	181,139,110	\$181,139
Totals	13,832,970,421	12,699,107,233	26,532,077,654	\$26,532,078

Historic Assessed Values (State & Local Combined)



Year	Total Assessed	% Change
2000	7,896,856,270	
2001	10,542,096,400	33.50
2002	11,169,306,927	5.95
2003	10,340,086,954	-7.42
2004	13,679,536,318	32.30
2005	16,445,084,484	20.22
2006	20,978,659,770	27.57
2007	21,491,267,438	2.44
2008	21,898,331,198	1.89
2009	29,219,533,181	33.43
2010	21,316,477,631	-27.05
2011	24,339,700,232	14.18
2012	25,242,644,578	3.71
2013	22,797,094,335	-9.69
2014	24,164,467,525	6.00
2015	26,057,281,969	7.83
2016	20,932,788,556	-19.67
2017	18,825,099,205	-10.07
2018	20,781,559,130	10.39
2019	22,797,760,768	9.70
2020	22,474,581,426	-1.42 ⁴⁰
2021	19,629,344,340	-12.66
2022	26,532,077,654	35.17

2021 to 2022 Tax Collections

Property Type	2021 Assessed	Estimated 2022 Tax (using statewide avg mill levy 68.491)	2022 Assessed	Estimated 2023 Tax (using statewide avg mill levy 68.174)	Tax Difference 2021 to 2022	Percentage Increase
LOCAL ASSESSED						
Agricultural Land	349,846,282	\$23,961,322	366,197,380	\$24,965,140	\$1,003,818	4.19%
Residential	6,708,297,203	\$459,457,984	8,183,591,623	\$557,908,175	\$98,450,191	21.43%
Commercial	1,682,030,674	\$115,203,963	2,058,392,384	\$140,328,842	\$25,124,879	21.81%
Industrial	1,949,848,001	\$133,547,039	2,090,925,846	\$142,546,779	\$8,999,740	6.74%
STATE ASSESSED						
Non-minerals	1,807,098,735	\$123,769,999	1,931,421,060	\$131,672,699	\$7,902,700	6.38%
Minerals	7,132,223,445	\$488,493,116	11,901,549,361	\$811,376,226	\$322,883,110	66.10%
TOTALS	19,629,344,340	\$1,344,433,423	26,532,077,654	\$1,808,797,861	\$464,364,438	34.54%

Where do property taxes go?

Beneficiaries of Property Tax Collections 2022

School	54.18%
County	17.23%
Foundation Program	18.42%
Special Districts	8.07%
Municipalities	2.10%
State	0.00%
	100.00%

Property Tax Exemptions

W.S. 39-11-105

Examples:

- **Government Property used for a Governmental purpose**
- **Cemeteries**
- **Churches**
- **Inventories**
- **Livestock**
- **Etc.**

Valuation Statistical Compliance State Board of Equalization

Chapter 5 SBOE Rules (Hand-out)

- **Abstract Review (Section 4)**
- **Statistical Studies (Section 5)**
- **Appraisal Standards and Compliance (Section 6)**
- **Procedures for Implementing Action Taken by the Board (Section 7)**

Abstract Review

- At the end of the appeal period, each assessor submits their assessment roll to the Board, along with their sales data. (Due June 1 W.S. 39-13-102(e))
- In order for counties to proceed with levying taxes, locally assessed valuation must be approved by the Board.
- Before the Board certifies the locally assessed valuation, it must assess the uniformity and level of appraisal.

Statistical Studies

- The Board conducts an analysis for 4 classes of property.
 - Residential Improved
 - Residential Vacant
 - Commercial Improved
 - Commercial Vacant

Appraisal Standards and Compliance

- **Level of Appraisal** – typically the median
- **Coefficient of Dispersion** – average deviation from the median
- **Price Related Differential** – measures bias between classes of property
- **Sold/Unsold Aggregate Change Difference** – a measure to determine whether the unsold properties changed in value at a similar rate as the sold properties

Implementing Action by the SBOE

- Letter
- Work Plan
- Work Order
- Equalization

Valuation Statistical Compliance

Wyoming Department of Revenue

W.S. 39-11-102(c)(xxv) Promulgate rules and regulations as provided by the Wyoming Administrative Procedure Act to be followed by all county assessors to ensure the use of appropriate statistical tests for assessed values of residential properties to protect against the statistical likelihood that any property in any stratum is over assessed.

This is accomplished by requiring the Assessor to submit a Stratified Ratio Analysis report yearly. This is to ensure all stratifications are compliant with the above statute and department rule.



Current Property Tax Relief

Active & Inactive

ACTIVE PROGRAMS

Program Name:	Veterans Property Tax Exemption
Administered By:	Local County Assessor, County Treasurer
Where to Apply:	Local County Assessor
Application Form:	Available at local County Assessor's and/or County Treasurer's office, and at Department of Revenue website.
Application Deadline:	Fourth Monday in May for property tax exemption
Eligibility Requirements:	Honorably discharged veterans of WWI, WWII, Korea, Viet Nam, or honorably discharged veteran who was awarded the armed forces expeditionary medal or other authorized service or campaign medal indicating service for the United States in any armed conflict in a foreign country; surviving spouses of qualifying veterans, certain disabled veterans may be eligible for the exemption. See Statutes and Rules for more information. http://wyo-prop-div.wyo.gov/tax-relief
General Description of Program:	Property tax exemption available to a qualifying veteran or his or her surviving spouse.
Amount of Relief:	\$3,000 in assessed value against real-personal property. A surviving spouse may continue to collect the benefit until he or she remarries. Must be a current Wyoming resident and must have lived in the state for three years. Exemption may be applied to the property tax of primary residence or motor vehicle registration.
Statutory Authorization:	W.S. 39-13-105
Rule Citation:	Chapter 14 – Section 17, Department of Revenue Rules
Contact Information:	Local County Assessor
Funding Source:	State general fund
Additional Information:	Veteran/or surviving spouse MUST contact the assessor annually.

Program Name:	Property Tax Deferral Program
Administered By:	Local County Assessor, County Treasurer
Where to Apply:	County Assessor's office. Note: This program is authorized at county option. Currently, only Teton County authorizes the program for residents of Teton County.
Application Form:	Available at participating County Assessor's offices.
Application Deadline:	November 10 th of the year taxes are levied.
Eligibility Requirements:	Principal residence on a parcel of land of less than 40 acres. Owner must have limited income, be over 62 years old or handicapped (as determined by Social Security Administration), and have purchased property 10 years prior to applying for deferral of taxes.
General Description of Program:	A program to defer (not refund or credit) property taxes on a qualifying residence. Interest does not accrue on deferred taxes.
Amount of Relief:	Up to ½ of the property taxes on a qualifying principle residence.
Statutory Authorization:	W.S. 39-13-107(b)(iii)
Rule Citation:	Promulgated by County Commissioners
Contact Information:	County Assessor
Funding Source:	County general fund
Additional Information:	Taxpayer must file an annual affidavit indicating any significant change in financial status.

Program Name:	Property Tax Refund Program
Administered By:	Department of Revenue
Where to Apply:	County Treasurer's office or Department of Revenue
Application Form:	Application available at County treasurer's office or from the Department of Revenue
Application Deadline:	First Monday in June
Eligibility Requirements:	Property tax paid timely; household income less than the greater of 125% of the county or state median household income; household assets other than your house, a car for each adult household member, and IRA and other pension funds worth less than \$150,000 per adult household member; resident of Wyoming for the past 5 years. For additional information, please see the application form.
General Description of Program:	Property tax refund program for eligible residential taxpayers.
Amount of Relief:	Up to one-half of the median residential property tax amount or 75% of the property tax bill, whichever is less
Statutory Authorization:	W.S. 39-13-109(c)(v)
Rule Citation:	Chapter 19, Department of Revenue Rules
Contact Information:	Local County Treasurer; or Property Tax Refund Program, Wyoming Department of Revenue, Administrative Services Division at (307-777-7320) https://revenue.wyo.gov/
Funding Source:	State general fund. Note: This program is active ONLY if funds are appropriated by the Wyoming Legislature. Beginning in 2022, the program was funded.
Additional Information:	Annual application is required

Program Name:	County Property Tax Refund Program
Administered By:	Local County Commissioners. As of March 2023, Lincoln, Converse, Teton and Sublette County authorize this program for residents within their counties.
Where to Apply:	County Treasurer's
Application Form:	Application available at County Treasurer's office
Application Deadline:	First Monday in September
Eligibility Requirements:	Property tax paid timely; household income and asset limits determined by the county; resident of Wyoming for the past 5 years.
General Description of Program:	Property tax refund program for eligible residential taxpayers.
Amount of Relief:	Determined by the county
Statutory Authorization:	W.S. 39-13-109(c)(vi)
Rule Citation:	
Contact Information:	Local County Treasurer; or County Assessor
Funding Source:	County general fund. Note: This program is active <u>ONLY</u> if funds are appropriated by the County Commissioners.
Additional Information:	Annual application is required

CURRENTLY **INACTIVE** PROGRAMS

Program Name:	Homeowner's Tax Credit
Administered By:	Local County Assessor
Where to Apply:	Local County Assessor
Application Form:	None currently available
Application Deadline:	Fourth Monday in May
Eligibility Requirements:	Credit may apply to principle residence only
General Description of Program:	This program is active <u>ONLY</u> if funds are appropriated by the Wyoming Legislature. Currently, the program is unfunded.
Amount of Relief:	Varies by the value of property. \$40 to \$100 tax exemption
Statutory Authorization:	W.S. 39-13-109 (d)
Rule Citation:	No current rules
Contact Information:	Local County Assessor
Funding Source:	Currently, the program is unfunded
Additional Information:	N/A

HB0098 from the 2023 session was proposed to change this current program.

Program Name:	Tax Rebate to Elderly and Disabled Program
Administered By:	Wyoming Department of Health
Where to Apply:	Mail to Dept. of Health (address on application) or bring to Senior Center
Application Form:	Available at local Senior Citizen Centers from May - August, or from Department of Health
Application Deadline:	Must be postmarked by August 31 st to qualify
Eligibility Requirements:	12 Continuous months of Wyoming residency (domiciled in Wyoming) prior to application and is either age 65 as of previous year, or age 18 or over <u>and</u> totally disabled (determined by the Social Security Administration, Veteran's Administration, or Railroad Disability). Applicant must also meet income requirements (see instruction sheet on application). Total household assets of all property must not exceed \$30,279 per adult member of household.
General Description of Program:	Refund on property tax, utilities, and sales/use tax.
Amount of Relief:	\$100 - \$800 is single, \$100 - \$900 if married, depending on income and qualification.
Statutory Authorization:	W.S. 39-11-109(c)
Rule Citation:	Department of Health Rules and Regulations
Contact Information:	1-866-571-0944 https://health.wyo.gov
Funding Source:	This program is active <u>ONLY</u> if funds are appropriated by the Wyoming Legislature. Beginning in 2016, the program is unfunded.
Additional Information:	Annual application required.



W.S. 39-13-109

Review

- **Initial Meeting between property owner and County Assessor**
- **County Assessor shall disclose information sufficient to permit identification of the real estate parcels used by the County Assessor in determining the value of the property at issue... (includes Statements of Consideration of like properties and geographic location).**
- **Upon request, County Assessor shall disclose information of indicating why certain property was not used in determining the value of the property at issue.**

Contest

- **Formal appeal must be filed not later than 30 days of the last assessment schedule.**
- **Formal appeal is forwarded to the County Clerk to schedule the hearing with the County Board of Equalization (CBOE).**
- **Written decision is due no later than October 1.**
- **Decision can be appealed to the State Board of Equalization (SBOE).**
- **SBOE decision can be appealed to District Court, and Wyoming Supreme Court**
- **CBOE can certify directly to the SBOE**



Constitutional Amendment

Enrolled Joint Resolution No. 3

Topics to Consider

Historically, we have never had multiple levels of assessment on one property.

What is the intent of the legislature if a residential real property class is created?

How would the legislature want the following to be assessed?

- Outbuildings
- Multi-Tenant complexes
- Titled Mobile Homes (Mobile Homes are personal property)
- Houses on Agricultural Land

More Information can be found on our website

- revenue.wyo.gov
 - Public Utility information
 - Residential information
 - Commercial & Industrial information
 - Agricultural
 - Tax Relief
 - Tax Districts
 - Appraisal Education
 - Statewide Assessment Data