ACQUISITION VALUE STUDY

PREPARED FOR
Wyoming Department of Revenue

DATE
August 29, 2023

PREPARED BY

TEAM Consulting LLC

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August 29, 2023

Ms. Brenda Henson
Director
Wyoming Department of Revenue
122 West 25th Street Suite E301
Herschler Building East
Cheyenne, WY 82002-0110

SUBJECT: ACQUISITION VALUE STUDY

Dear Ms. Henson:

Thank you for contracting with TEAM Consulting, LLC to fulfill your research regarding the Acquisition Value Study. As requested, we conducted a study to determine three options for implementing a property tax system in Wyoming based on the acquisition value of property. We have researched whether other states that have implemented a property tax system based on the acquisition value of the property.

The study included a survey of interested stakeholders. Wyoming House Bill No. HB0100 established ten requirements for the study, which were incorporated into three options for implementing an acquisition value property tax system. Cindy Knox, M.Ed. of Knox & Associates provided significant assistance in the form of research and conducting interviews with stakeholders.

The enclosed report provides a summary of our findings for this consulting assignment. Ed Crapo and Robert Lee will be available to meet with the Department of Revenue and Joint Revenue Committee in October 2023 per the terms of our agreement.

Thank you for the opportunity to be of service.

Sincerely,

Brad Eldridge, MAI, CAE
Managing Member

Ed Crapo, ASA, AAS, FIAAO
Senior Consultant

Robert T. Lee, Esq.
Consultant

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Section 1 – Executive Summary

1.1. Background

On February 27, 2023, the Wyoming House of Representatives, in its 67th Legislature, 2023 General Session, passed House Bill No. HB0100. A copy of HB0100 can be found in **Appendix 1** of this report.

This study was awarded to TEAM Consulting, LLC through Request For Proposal Number 0246-H and was activated by Ms. Megan Pope, Senior Assistant Attorney General, Representing the Wyoming Department of Revenue on April 7, 2023 and confirmed by Brad Eldridge, Managing Member of TEAM Consulting, LLC on April 12, 2023.

The purpose of this study is to provide a report on the statutory, regulatory and procedural changes to convert Wyoming's residential property tax system to a system based on the acquisition value of the property.

1.2. Scope of Work

Per the contract between the Wyoming Department of Revenue and TEAM Consulting, LLC, this Acquisition Value Study is to report the following:

A. Conduct a study to include 3 options for implementing a property tax system in Wyoming based on the acquisition value of property. When considering each option the contractor shall review other states that have implemented a property tax system based on the acquisition value of the property.

B. The study will include a survey of interested stakeholders such a tax committee members and Wyoming assessors.

C. For each of the options considered in the study, the study shall include:

   i. A review of the revenue impacts of changing to acquisition value including how those revenue impacts may vary across the state;

   ii. How to implement a property tax system based on acquisition value into the property tax calendar and a determination of what assessment date would apply to the property;

iii. What type of residential property would be subject to valuation using acquisition value;

iv. How the inflationary factor would be implemented and applied including recommendations for the inflationary rate and whether there would be any deflation of values in a period when prices are in decline;

v. What types of sales would be considered or excluded in determining acquisition value and how to address erroneous sales or other types of sales or transfers that are excluded from determining acquisition value;

vi. How to determine the acquisition value of residences located on agricultural property;

vii. How changes to property would be handled, including new construction and renovation;

viii. How acquisition value would interact with department of revenue and state board of equalization statistical analysis;

ix. Whether the implementation of a property tax system based on the acquisition value of property would result in any inequities to taxpayers, including whether taxpayers who purchase their properties more recently than other taxpayers would be required to pay more in property tax to make up lost revenue resulting from an acquisition value system; and

x. A review of other states that have implemented property tax systems based on the acquisition value of the property and whether those systems have resulted in inequities among taxpayers depending on the purchase date of their property.

Effective Date
The research for this consulting assignment was conducted between April 15, 2023 and August 15, 2023.

Data Researched
The type and extent of research conducted for this study included the following:

- Interviews with interested stakeholders
    - Wyoming County Assessors Association
    - Wyoming County Commissioners Association
    - Chief Economist of the Wyoming Economic Analysis Division
    - Assessors from the larger counties in Wyoming
    - Wyoming Realtors Association
    - Wyoming Board of Equalization
    - Wyoming Taxpayers Association

- A review of existing Wyoming statutes and procedural guidelines
    - Department of Revenue, Chapter 9 (Property Tax Valuation Methodology and Assessment)
    - State Board of Equalization
    - Property tax calendar

- A review of documentation from Wyoming Taxpayers Association
    - Direct Tax Collections & Public Service Costs 2020 http://wyotax.org/wp-content/uploads/2021/11/Cost-of-Services-2020.pdf pg.1
    - 2022 Wyoming Property Taxation http://wyotax.org/wp-content/uploads/2021/11/Cost-of-Services-2020.pdf

- Wyoming property data
    - Property valuations for 2023
    - Historical sale prices from 1/1/2018 to 12/30/2022

- Interviews with experts in the area of property tax policy, property tax assessment and the California Acquisition Value System (Proposition 13)
    - Joan Youngman – Lincoln Land Institute of Land Policy
    - Amy Rasmussen, RES, AAS, FIAAO – Riverside County Assessor's Office, California
    - Allen Jolley – Los Angeles County Assessor's Office, California
    - Don Knox, MAI – Sunwood Ventures
    - Alan Dornfest, AAS – Idaho State Tax Commission
    - Brent Jones – ESRI

- Information, studies, position papers and documentation regarding the California Acquisition Value System (Proposition 13), including, but not limited to:
    - Proposition 13 in Recession and Recovery, Sheffrin, Sexton, 1998, www.ppic.org/wp-content/uploads/content/pubs/report/R_998SSR.pdf
    - California State Board of Equalization Property Tax Rules Adopted May 28, 1987, effective August 20, 1987 www.boe.ca.gov/proptaxes/prop-tax-rules.htm
    - Inequalities in California's Public School System: The Undermining of Serrano v. Priest and the Need for a Minimum Standards System of Education, 32 Loy. L.A. L. Rev. 583 (1999), Hanif S. Hirji, Pages 599-609, https://digitalcommons.lmu.edu/llr/vol32/iss2/7
    - Proposition 13 and the Transformation of California Government, Jack Citrin, Page 9 https://escholarship.org/content/qt7mt1q84g/qt7mt1q84g.pdf
    - Property Taxes & Tax Revolts: The Legacy of Proposition 13, Arthur O'Sullivan, Terri A Sexton, & Steven M. Sheffrin, 1995. www.amazon.com/Property-Taxes-Tax-Revolts-Proposition/dp/0521461596

- Research using the library and information resources of the International Association of Assessing Officers (IAAO)

- Internet resources, such as
    - St. Louis Federal Reserve Bank's Federal Reserve Economic Data (FRED)
    - Zillow

Analysis Applied

The conclusions in this report reflect the independent opinions of the consultants contracted by **T**EAM **C**onsulting, LLC. In addition, information revealed through published studies and documentation on the topics of acquisition value and property tax are relied upon in this report.

Client and Assignment Conditions
The client of this assignment is the Wyoming Department of Revenue.

This consulting assignment involved reviewing the appropriate resources influencing the topic of “acquisition value”. Per HB0100, “acquisition value” means *the purchase price paid for the acquisition of property*.

Assumptions and Conditions
All information in this report has been obtained from reliable sources, and has been verified in every possible instance. However, the accuracy of the data cannot be guaranteed.

Testimony or attendance in court is not required by reason of this study, unless arrangements have previously been made.

The analysis contains estimates of future market performance and projections that represent the analyst’s reasonable expectations at a particular point in time. Such opinions are not offered as predictions or as assurances that a particular level will be achieved, that certain events will occur, or that a particular price point will be achieved. Actual results achieved during the forecast periods covered in our analyses will vary from those described in our report, and the variations may be material.

TEAM **C**onsulting, LLC takes no responsibility for any events, conditions or circumstances affecting market value that takes place subsequent to the effective date cited in this report.

No liability is assumed for technical or editorial omissions contained herein.

The report and conclusions contained herein are intended for the information and use by the addressee, solely for the purposes stated herein, and should not be relied upon for any other purpose. Possession of the report, or copy thereof, does not carry with it the right of publication.

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1.3. Summary and Conclusion

A property tax system that is based on acquisition value does not result in uniform and equal treatment of property taxpayers. We found that California is the only state that has implemented such a property tax system that is still in place. Key components of the California model can be found in the references cited in this report.

Implementing a property tax system based on acquisition value in Wyoming is not possible under the state's current legal framework. Wyoming currently lacks the infrastructure and systems in place to support an acquisition value system.

Infrastructure needed in Wyoming to implement an acquisition value system includes:

- Computer valuation program and data tracking system
- Mandatory sale price disclosure requirements
- Proper recording of sales with title companies
- Construction permit system to track new construction, building additions and remodels
- Additional staffing to support expanded tasks and duties in assessment offices
- Constitutional amendments and revision of statutes
- Revision of the Department of Revenue's administrative rules on property valuation and assessment
- Revision of the Board of Equalization duties and responsibilities

The above items will require a significant amount of money and time to implement, as well as public acceptance.

Requiring sales disclosure and proper recording of sales will be Wyoming's greatest challenge to implement an acquisition value based system. We anticipate a substantial amount of pushback from taxpayers on the requirement to disclose sale prices.

We spent a substantial amount of time conducting interviews and researching available resources for this study. The specific findings are retained in our work file and summarized in this report.

Please see the following report sections for the recommendations of TEAM Consulting, LLC for the previously described scope of work and assignment conditions.

Section 2 – Survey of Interested Stakeholders

2. Interviews Conducted

TEAM Consulting, LLC had the opportunity to interview several stakeholders regarding acquisition value. The parties interviewed included members from the following groups:

- Wyoming County Assessors Association
- Wyoming County Commissioners Association
- Chief Economist of the Wyoming Economic Analysis Division
- Assessors from the larger counties in Wyoming
- Wyoming Realtors Association
- Wyoming Board of Equalization
- Wyoming Taxpayers Association

2.1. Summary of Interviews

The overall sentiment of the stakeholders was apprehensiveness rather than in favor of moving to an acquisition value property tax system. The parties interviewed had several questions and concerns regarding the structure and implications of this type of taxation structure.

One major concern was the funding of services throughout Wyoming. Overall, they felt that funding towards services would be negatively impacted and greatly reduced. They also felt it was inequitable to have some paying higher property taxes for services when the cost of services per person remained the same.

They also expressed that the infrastructure for this type of taxation was not currently in place. Wyoming is a non-disclosure state making it difficult to track sales prices. Those interviewed indicated that there are not currently any building permit programs in place to track property improvements in some areas.

Without the proper procedures and systems in place, it is difficult to track property improvements and sale transactions, and would create errors in the acquisition valuation process.

Section 3 – Acquisition Value Study: Ten Factors Required by HB0100

3. Introduction

The Wyoming Legislature adopted House Bill HB 0100 in the 2023 session. This bill calls for “a study on the statutory, regulatory and procedural changes necessary to convert Wyoming’s residential property tax system to a system based on the acquisition value of the property.”

The legislation provided ten items for consideration and calls for “at least three options for implementing a property tax system.” The legislation further defined acquisition value as *the purchase price paid for the acquisition of property*.

While conducting this study to address the ten items for consideration, the consultants were continually challenged with the notion of “it depends”, such as it depends upon the definition of a word, it depends upon what the desired outcome is, etc.

Often the answer to the question depended upon opinion not fact. The answers can be heavily influenced by what one wants them to be and how words are defined. The lack of definitive examples of prior implementations left the consultants to rely on their knowledge of “best practices” and industry norms.

This report will address first the ten questions then suggest three options for implementing an acquisition value system. The legislative and regulatory changes necessary to adopt an acquisition valuation model are stated in general terms.

The actual wording necessary to do so is best left to professional bill drafting personnel who understand the complete body of Wyoming laws and the nuances thereof.

3.1. A review of the revenue impacts of changing to acquisition value including how those revenue impacts may vary across the state

The revenue impact of changing to acquisition value based system is complex and influenced by a multitude of variables that are difficult to isolate. After reviewing the resources noted in the Scope of Work section of this report, we will focus on three primary issues:

1) Assessed value changes for Residential classified properties in relation to other assessed value properties by jurisdiction;

2) Changes in market prices over time; and

3) Ability to adjust mill levy.

Assessed Value Summary

The following table details the assessed value for each by assessment classification for the jurisdictions in Wyoming for the 2023 tax year.

Jurisdiction	Agricultural	Commercial	Industrial	Residential	Vacant Land	Total
Albany	$13,792,868	$119,084,518	$27,749,077	$386,533,030	$21,332,660	$568,492,153
Bighorn	$23,043,728	$41,839,038	$31,462,079	$89,098,005	$8,319,232	$193,762,082
Campbell	$16,925,228	$139,599,596	$312,780,795	$369,630,840	$10,911,538	$849,847,997
Carbon	$17,941,840	$52,590,994	$191,003,337	$137,056,084	$13,492,979	$412,085,234
Converse	$22,355,652	$38,871,069	$299,354,760	$138,385,152	$7,355,152	$506,321,785
Crook	$16,255,308	$17,209,051	$13,488,351	$91,224,488	$13,637,092	$151,814,290
Fremont	$22,181,680	$82,579,364	$60,347,494	$344,760,839	$18,258,953	$528,128,330
Goshen	$40,163,101	$24,630,550	$9,914,147	$102,043,633	$2,508,148	$179,259,579
Hotsprings	$5,767,135	$9,130,409	$6,941,272	$43,628,242	$2,631,270	$68,098,328
Johnson	$24,601,728	$23,911,040	$52,680,838	$135,737,867	$8,683,778	$245,615,251
Laramie	$28,833,085	$407,161,913	$203,738,437	$1,169,391,521	$36,312,007	$1,845,436,963
Lincoln	$15,386,342	$40,164,770	$174,244,065	$432,853,949	$54,772,232	$717,421,358
Natrona	$12,580,584	$280,188,012	$129,995,246	$736,174,125	$55,744,087	$1,214,682,054
Niobrara	$13,962,761	$4,651,403	$3,646,263	$15,852,910	$731,044	$38,844,381
Park	$28,226,330	$86,042,613	$27,645,940	$511,528,683	$25,119,953	$678,563,519
Platte	$22,733,186	$16,434,489	$12,965,210	$94,295,826	$3,160,458	$149,589,169
Sheridan	$172,468,240	$102,474,176	$11,943,006	$513,166,293	$26,688,016	$826,739,731
Sublette	$14,841,570	$29,877,227	$214,995,783	$172,468,240	$20,497,542	$452,680,362
Sweetwater	$9,723,524	$113,105,005	$482,023,451	$305,704,544	$8,527,162	$919,083,686
Teton	$2,417,569	$496,120,449	$553,533	$3,161,529,079	$311,952,078	$3,972,572,708
Uinta	$11,903,970	$36,191,849	$55,296,146	$177,478,735	$11,802,207	$292,672,907
Washakie	$14,071,921	$22,613,751	$16,073,977	$74,708,233	$2,591,539	$130,059,421
Weston	$7,856,517	$11,402,206	$16,248,104	$61,584,757	$4,274,775	$101,366,359
Wyoming	**$558,033,867**	**$2,195,873,492**	**$2,355,091,311**	**$9,264,835,075**	**$669,303,902**	**$15,043,137,647**

Exempt classified properties are excluded from the above grid due to these properties typically having a $0 assessed value given their exempt status from property tax.

Residential properties represent **61%** of the property tax roll in Wyoming. The residential property assessment contribution to the property tax roll varies by jurisdiction, ranging from **27%** to **80%** of all assessed value and are detailed on the following grid.

Jurisdiction	Agricultural	Commercial	Industrial	Residential	Vacant Land
Albany	2%	21%	5%	68%	4%
Bighorn	12%	22%	16%	46%	4%
Campbell	2%	16%	37%	43%	1%
Carbon	4%	13%	46%	33%	3%
Converse	4%	8%	59%	27%	1%
Crook	11%	11%	9%	60%	9%
Fremont	4%	16%	11%	65%	3%
Goshen	22%	14%	6%	57%	1%
Hotsprings	8%	13%	10%	64%	4%
Johnson	10%	10%	21%	55%	4%
Laramie	2%	22%	11%	63%	2%
Lincoln	2%	6%	24%	60%	8%
Natrona	1%	23%	11%	61%	5%
Niobrara	36%	12%	9%	41%	2%
Park	4%	13%	4%	75%	4%
Platte	15%	11%	9%	63%	2%
Sheridan	21%	12%	1%	62%	3%
Sublette	3%	7%	47%	38%	5%
Sweetwater	1%	12%	52%	33%	1%
Teton	0%	12%	0%	80%	8%
Uinta	4%	12%	19%	61%	4%
Washakie	11%	17%	12%	57%	2%
Weston	8%	11%	16%	61%	4%
Wyoming	**4%**	**15%**	**16%**	**62%**	**4%**

The average percentage of Residential classified properties for the 23 counties is **55%** and the median percentage is **60%**.

The jurisdictions with the higher percentage of Residential properties in the tax base are the jurisdictions that would be the most sensitive to changing to an acquisition value. The following jurisdictions have more than **50%** of the total assessed value classified as residential and would be most sensitive to the change:

- Teton
- Park
- Albany
- Fremont
- Hotsprings
- Laramie
- Platte
- Sheridan
- Weston
- Uinta
- Natrona
- Lincoln
- Crook
- Washakie
- Goshen
- Johnson

Changes in Market Prices Over Time

Part of the appraisal process is researching sale data and determining whether a sale is qualified to use in the analysis. The sales verification process helps determine whether the price paid is a good indicator of fair market value and it is an open market, arm's length transaction. If the sale is determined to be a "valid sale", it is used in the analysis.

"Qualified" or "valid" sales can also be used to determine trends in market prices. The process involves pairing the sale and resale of the same property to determine whether prices are going up, down or generally level.

We obtained five years of residential sale data from the Wyoming Department of Revenue. Of 20,584 sales provided, only 68 sales were deemed a "valid sale" in the entire State of Wyoming. This is an insufficient amount of sale data to determine what the changes in market prices are over time.

Due to the lack of sale data, other resources are considered for changes in residential home prices. The following House Price Index data for Wyoming was obtained from the St. Louis Federal Reserve Bank's Federal Reserve Economic Data (FRED).

The historical indexes from the above chart and implied house price changes from January 1, 2018 through January 1, 2023 are noted in the following table.

Date	Index	% Change
1/1/2018	309.42	
1/1/2019	314.66	1.7%
1/1/2020	335.29	6.6%
1/1/2021	355.21	5.9%
1/1/2022	416.43	17.2%
1/1/2023	451.86	8.5%

Additional data was obtained from Zillow on average sale prices from 2018 through 2023 and is detailed on the following grid.

Date	Avg Sale Price	% Change
1/1/2019	$235,129	
1/1/2020	$251,657	7.0%
1/1/2021	$272,425	8.3%
1/1/2022	$303,710	11.5%
1/1/2023	$326,748	7.6%

The average annual price change for homes from the FRED data is an **8.0%** increase per year and the Zillow data indicates an average annual increase of **8.6%** per year.

Historical assessment prior to 2023 from the tax roll were not available for Wyoming. The FRED data reveals that the average annual prices for commercial property in the United States increase **5.7%** per year from 2018 to 2023. It is unknown what the annual price changes for agricultural and industrial property are.

Mill Levy

A majority of the mill levy assessed to real property values is currently fixed in Wyoming. For example, 12 mills are fixed statewide for schools and 6 mills is set aside for a mandatory school fund.

In Albany County, the mill levy ranges from 65 to 76 mills for 2023, which is similar to the overall mill levy ranges across the state. Assuming a levy of 70 mills (0.07 tax rate) and 75% of the mill levy is fixed and cannot be adjusted, the impact on a home price of $300,000 tax bill is shown below. The current residential assessment level of 9.5% is applied to arrive at the assessed value. Also assumed is an 8% increase using the current market value system, versus a 2% value cap on increases similar to the California model.

Tax Bill Difference For Market Value vs Acquisition Value

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
At Market Value (8% Value Increase)	$300,000	$324,000	$349,920	$377,914	$408,147	$440,798	$476,062	$514,147	$555,279	$599,701	
Tax Bill at 70 Mills	$1,995	$2,155	$2,327	$2,513	$2,714	$2,931	$3,166	$3,419	$3,693	$3,988	
Value Capped at 2% Increase	$300,000	$306,000	$312,120	$318,362	$324,730	$331,224	$337,849	$344,606	$351,498	$358,528	
Tax Bill at 70 Mills	$1,995	$2,035	$2,076	$2,117	$2,159	$2,203	$2,247	$2,292	$2,337	$2,384	
Difference in Tax Bill	$0	$120	$251	$396	$555	$729	$919	$1,127	$1,355	$1,604	
If 75% of Mill Levy Is Fixed											
Shortfall on Tax Bill		$90	$189	$297	$416	$547	$689	$846	$1,016	$1,203	$5,292

Over ten years, there would be a budget shortfall of roughly $5,300 on a home value of $300,000 in Wyoming using an acquisition value system, versus the current fair market value system.

Revenue Impact Across the State
The following grids expand the previous calculation comparisons on a single home to the residential assessed value for the 23 counties in Wyoming. The calculations reflect the same assumptions of a mill levy of 70 (0.70 tax rate) with 75% of the being fixed applied to the various jurisdictions over a ten-year period.

Revenue Difference For Market Value vs Acquisition Value by County

County	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Albany - At Market (8% Value Increase)	$386,533,030	$417,455,672	$450,852,126	$486,920,296	$525,873,920	$567,943,834	$613,379,340	$662,449,687	$715,445,662	$772,681,315	
Albany - Tax Revenue at 70 Mills	$27,057,312	$29,221,897	$31,559,649	$34,084,421	$36,811,174	$39,756,068	$42,936,554	$46,371,478	$50,081,196	$54,087,692	
Albany - Capped at 2% Increase	$386,533,030	$394,263,691	$402,148,964	$410,191,944	$418,395,783	$426,763,698	$435,298,972	$444,004,952	$452,885,051	$461,942,752	
Albany - Tax Revenue at 70 Mills	$27,057,312	$27,598,458	$28,150,428	$28,713,436	$29,287,705	$29,873,459	$30,470,928	$31,080,347	$31,701,954	$32,335,993	
Difference in Tax Revenue	$0	$1,623,439	$3,409,221	$5,370,985	$7,523,470	$9,882,609	$12,465,626	$15,291,132	$18,379,243	$21,751,699	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$1,217,579	$2,556,916	$4,028,239	$5,642,602	$7,411,957	$9,349,219	$11,468,349	$13,784,432	$16,313,775	$71,773,068
Bighorn - At Market (8% Value Increase)	$89,098,005	$96,225,845	$103,923,913	$112,237,826	$121,216,852	$130,914,200	$141,387,336	$152,698,323	$164,914,189	$178,107,324	
Bighorn - Tax Revenue at 70 Mills	$6,236,860	$6,735,809	$7,274,674	$7,856,648	$8,485,180	$9,163,994	$9,897,114	$10,688,883	$11,543,993	$12,467,513	
Bighorn - Capped at 2% Increase	$89,098,005	$90,879,965	$92,697,564	$94,551,516	$96,442,546	$98,371,397	$100,338,825	$102,345,601	$104,392,513	$106,480,364	
Bighorn - Tax Revenue at 70 Mills	$6,236,860	$6,361,598	$6,488,830	$6,618,606	$6,750,978	$6,885,998	$7,023,718	$7,164,192	$7,307,476	$7,453,625	
Difference in Tax Revenue	$0	$374,212	$785,844	$1,238,042	$1,734,201	$2,277,996	$2,873,396	$3,524,691	$4,236,517	$5,013,887	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$280,659	$589,383	$928,531	$1,300,651	$1,708,497	$2,155,047	$2,643,518	$3,177,388	$3,760,415	$16,544,090
Campbell - At Market (8% Value Increase)	$369,630,840	$399,201,307	$431,137,412	$465,628,405	$502,878,677	$543,108,971	$586,557,689	$633,482,304	$684,160,888	$738,893,759	
Campbell - Tax Revenue at 70 Mills	$25,874,159	$27,944,092	$30,179,619	$32,593,988	$35,201,507	$38,017,628	$41,059,038	$44,343,761	$47,891,262	$51,722,563	
Campbell - Capped at 2% Increase	$369,630,840	$377,023,457	$384,563,926	$392,255,204	$400,100,309	$408,102,315	$416,264,361	$424,589,648	$433,081,441	$441,743,070	
Campbell - Tax Revenue at 70 Mills	$25,874,159	$26,391,642	$26,919,475	$27,457,864	$28,007,022	$28,567,162	$29,138,505	$29,721,275	$30,315,701	$30,922,015	
Difference in Tax Revenue	$0	$1,552,450	$3,260,144	$5,136,124	$7,194,486	$9,450,466	$11,920,533	$14,622,486	$17,575,561	$20,800,548	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$1,164,337	$2,445,108	$3,852,093	$5,395,864	$7,087,849	$8,940,400	$10,966,864	$13,181,671	$15,600,411	$68,634,598
Carbon - At Market (8% Value Increase)	$137,056,084	$148,020,571	$159,862,216	$172,651,194	$186,463,289	$201,380,352	$217,490,781	$234,890,043	$253,681,246	$273,975,746	
Carbon - Tax Revenue at 70 Mills	$9,593,926	$10,361,440	$11,190,355	$12,085,584	$13,052,430	$14,096,625	$15,224,355	$16,442,303	$17,757,687	$19,178,302	
Carbon - Capped at 2% Increase	$137,056,084	$139,797,206	$142,593,150	$145,445,013	$148,353,913	$151,320,991	$154,347,411	$157,434,359	$160,583,047	$163,794,707	
Carbon - Tax Revenue at 70 Mills	$9,593,926	$9,785,804	$9,981,520	$10,181,151	$10,384,774	$10,592,469	$10,804,319	$11,020,405	$11,240,813	$11,465,630	
Difference in Tax Revenue	$0	$575,636	$1,208,835	$1,904,433	$2,667,656	$3,504,155	$4,420,036	$5,421,898	$6,516,874	$7,712,673	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$431,727	$906,626	$1,428,324	$2,000,742	$2,628,116	$3,315,027	$4,066,423	$4,887,655	$5,784,505	$25,449,146
Converse - At Market (8% Value Increase)	$138,385,152	$149,455,964	$161,412,441	$174,325,437	$188,271,472	$203,333,189	$219,599,844	$237,167,832	$256,141,258	$276,632,559	
Converse - Tax Revenue at 70 Mills	$9,686,961	$10,461,917	$11,298,871	$12,202,781	$13,179,003	$14,233,323	$15,371,989	$16,601,748	$17,929,888	$19,364,279	
Converse - Capped at 2% Increase	$138,385,152	$141,152,855	$143,975,912	$146,855,430	$149,792,539	$152,788,390	$155,844,158	$158,961,041	$162,140,262	$165,383,067	
Converse - Tax Revenue at 70 Mills	$9,686,961	$9,880,700	$10,078,314	$10,279,880	$10,485,478	$10,695,187	$10,909,091	$11,127,273	$11,349,818	$11,576,815	
Difference in Tax Revenue	$0	$581,218	$1,220,557	$1,922,900	$2,693,525	$3,538,136	$4,462,898	$5,474,475	$6,580,070	$7,787,464	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$435,913	$915,418	$1,442,175	$2,020,144	$2,653,602	$3,347,174	$4,105,857	$4,935,052	$5,840,598	$25,695,933
Crook - At Market (8% Value Increase)	$91,224,488	$98,522,447	$106,404,243	$114,916,582	$124,109,909	$134,038,702	$144,761,798	$156,342,741	$168,850,161	$182,358,174	
Crook - Tax Revenue at 70 Mills	$6,385,714	$6,896,571	$7,448,297	$8,044,161	$8,687,694	$9,382,709	$10,133,326	$10,943,992	$11,819,511	$12,765,072	
Crook - Capped at 2% Increase	$91,224,488	$93,048,978	$94,909,957	$96,808,156	$98,744,320	$100,719,206	$102,733,590	$104,788,262	$106,884,027	$109,021,708	
Crook - Tax Revenue at 70 Mills	$6,385,714	$6,513,428	$6,643,697	$6,776,571	$6,912,102	$7,050,344	$7,191,351	$7,335,178	$7,481,882	$7,631,520	
Difference in Tax Revenue	$0	$383,143	$804,600	$1,267,590	$1,775,591	$2,332,365	$2,941,975	$3,608,814	$4,337,629	$5,133,553	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$287,357	$603,450	$950,692	$1,331,693	$1,749,274	$2,206,481	$2,706,610	$3,253,222	$3,850,164	$16,938,944
Fremont - At Market (8% Value Increase)	$344,760,839	$372,341,706	$402,129,043	$434,299,366	$469,043,315	$506,566,781	$547,092,123	$590,859,493	$638,128,252	$689,178,512	
Fremont - Tax Revenue at 70 Mills	$24,133,259	$26,063,919	$28,149,033	$30,400,956	$32,833,032	$35,459,675	$38,296,449	$41,360,164	$44,668,978	$48,242,496	
Fremont - Capped at 2% Increase	$344,760,839	$351,656,056	$358,689,177	$365,862,960	$373,180,220	$380,643,824	$388,256,701	$396,021,835	$403,942,271	$412,021,117	
Fremont - Tax Revenue at 70 Mills	$24,133,259	$24,615,924	$25,108,242	$25,610,407	$26,122,615	$26,645,068	$27,177,969	$27,721,528	$28,275,959	$28,841,478	
Difference in Tax Revenue	$0	$1,447,996	$3,040,791	$4,790,548	$6,710,417	$8,814,607	$11,118,480	$13,638,636	$16,393,019	$19,401,018	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$1,085,997	$2,280,593	$3,592,911	$5,032,813	$6,610,955	$8,338,860	$10,228,977	$12,294,764	$14,550,763	$64,016,633
Goshen - At Market (8% Value Increase)	$102,043,633	$110,207,124	$119,023,694	$128,545,589	$138,829,236	$149,935,575	$161,930,421	$174,884,855	$188,875,643	$203,985,695	
Goshen - Tax Revenue at 70 Mills	$7,143,054	$7,714,499	$8,331,659	$8,998,191	$9,718,047	$10,495,490	$11,335,129	$12,241,940	$13,221,295	$14,278,999	
Goshen - Capped at 2% Increase	$102,043,633	$104,084,506	$106,166,196	$108,289,520	$110,455,310	$112,664,416	$114,917,705	$117,216,059	$119,560,380	$121,951,587	
Goshen - Tax Revenue at 70 Mills	$7,143,054	$7,285,915	$7,431,634	$7,580,266	$7,731,872	$7,886,509	$8,044,239	$8,205,124	$8,369,227	$8,536,611	
Difference in Tax Revenue	$0	$428,583	$900,025	$1,417,925	$1,986,175	$2,608,981	$3,290,890	$4,036,816	$4,852,068	$5,742,387	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$321,437	$675,019	$1,063,444	$1,489,631	$1,956,736	$2,468,168	$3,027,612	$3,639,051	$4,306,791	$18,947,888
Hotsprings - At Market (8% Value Increase)	$43,628,242	$47,118,501	$50,887,981	$54,959,020	$59,355,742	$64,104,201	$69,232,537	$74,771,140	$80,752,831	$87,213,058	
Hotsprings - Tax Revenue at 70 Mills	$3,053,977	$3,298,295	$3,562,159	$3,847,131	$4,154,902	$4,487,294	$4,846,278	$5,233,980	$5,652,698	$6,104,914	
Hotsprings - Capped at 2% Increase	$43,628,242	$44,500,807	$45,390,823	$46,298,639	$47,224,612	$48,169,104	$49,132,487	$50,115,136	$51,117,439	$52,139,788	
Hotsprings - Tax Revenue at 70 Mills	$3,053,977	$3,115,056	$3,177,358	$3,240,905	$3,305,723	$3,371,837	$3,439,274	$3,508,060	$3,578,221	$3,649,785	
Difference in Tax Revenue	$0	$183,239	$384,801	$606,227	$849,179	$1,115,457	$1,407,004	$1,725,920	$2,074,477	$2,455,129	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$137,429	$288,601	$454,670	$636,884	$836,593	$1,055,253	$1,294,440	$1,555,858	$1,841,347	$8,101,074
Johnson - At Market (8% Value Increase)	$135,737,867	$146,596,896	$158,324,648	$170,990,620	$184,669,870	$199,443,459	$215,398,936	$232,630,851	$251,241,319	$271,340,624	
Johnson - Tax Revenue at 70 Mills	$9,501,651	$10,261,783	$11,082,725	$11,969,343	$12,926,891	$13,961,042	$15,077,926	$16,284,160	$17,586,892	$18,993,844	
Johnson - Capped at 2% Increase	$135,737,867	$138,452,624	$141,221,677	$144,046,110	$146,927,033	$149,865,573	$152,862,885	$155,920,142	$159,038,545	$162,219,316	
Johnson - Tax Revenue at 70 Mills	$9,501,651	$9,691,684	$9,885,517	$10,083,228	$10,284,892	$10,490,590	$10,700,402	$10,914,410	$11,132,698	$11,355,352	
Difference in Tax Revenue	$0	$570,099	$1,197,208	$1,886,116	$2,641,999	$3,470,452	$4,377,524	$5,369,750	$6,454,194	$7,638,492	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$427,574	$897,906	$1,414,587	$1,981,499	$2,602,839	$3,283,143	$4,027,312	$4,840,646	$5,728,869	$25,204,374
Laramie - At Market (8% Value Increase)	$1,169,391,521	$1,262,942,843	$1,363,978,270	$1,473,096,532	$1,590,944,254	$1,718,219,795	$1,855,677,378	$2,004,131,568	$2,164,462,094	$2,337,619,061	
Laramie - Tax Revenue at 70 Mills	$81,857,406	$88,405,999	$95,478,479	$103,116,757	$111,366,098	$120,275,386	$129,897,416	$140,289,210	$151,512,347	$163,633,334	
Laramie - Capped at 2% Increase	$1,169,391,521	$1,192,779,351	$1,216,634,938	$1,240,967,637	$1,265,786,990	$1,291,102,730	$1,316,924,784	$1,343,263,280	$1,370,128,546	$1,397,531,117	
Laramie - Tax Revenue at 70 Mills	$81,857,406	$83,494,555	$85,164,446	$86,867,735	$88,605,089	$90,377,191	$92,184,735	$94,028,430	$95,908,998	$97,827,178	
Difference in Tax Revenue	$0	$4,911,444	$10,314,033	$16,249,023	$22,761,008	$29,898,195	$37,712,682	$46,260,780	$55,603,348	$65,806,156	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$3,683,583	$7,735,525	$12,186,767	$17,070,756	$22,423,646	$28,284,511	$34,695,585	$41,702,511	$49,354,617	$217,137,502

Revenue Difference For Market Value vs Acquisition Value by County

County	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Lincoln - At Market (8% Value Increase)	$432,853,949	$467,482,265	$504,880,846	$545,271,314	$588,893,019	$636,004,460	$686,884,817	$741,835,603	$801,182,451	$865,277,047	
Lincoln - Tax Revenue at 70 Mills	$30,299,776	$32,723,759	$35,341,659	$38,168,992	$41,222,511	$44,520,312	$48,081,937	$51,928,492	$56,082,772	$60,569,393	
Lincoln - Capped at 2% Increase	$432,853,949	$441,511,028	$450,341,249	$459,348,074	$468,535,035	$477,905,736	$487,463,850	$497,213,127	$507,157,390	$517,300,538	
Lincoln - Tax Revenue at 70 Mills	$30,299,776	$30,905,772	$31,523,887	$32,154,365	$32,797,452	$33,453,401	$34,122,470	$34,804,919	$35,501,017	$36,211,038	
Difference in Tax Revenue	$0	$1,817,987	$3,817,772	$6,014,627	$8,425,059	$11,066,911	$13,959,468	$17,123,573	$20,581,754	$24,358,356	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$1,363,490	$2,863,329	$4,510,970	$6,318,794	$8,300,183	$10,469,601	$12,842,680	$15,436,316	$18,268,767	$80,374,129
Natrona - At Market (8% Value Increase)	$736,174,125	$795,068,055	$858,673,499	$927,367,379	$1,001,556,770	$1,081,681,311	$1,168,215,816	$1,261,673,081	$1,362,606,928	$1,471,615,482	
Natrona - Tax Revenue at 70 Mills	$51,532,189	$55,654,764	$60,107,145	$64,915,717	$70,108,974	$75,717,692	$81,775,107	$88,317,116	$95,382,485	$103,013,084	
Natrona - Capped at 2% Increase	$736,174,125	$750,897,608	$765,915,560	$781,233,871	$796,858,548	$812,795,719	$829,051,634	$845,632,666	$862,545,320	$879,796,226	
Natrona - Tax Revenue at 70 Mills	$51,532,189	$52,562,833	$53,614,089	$54,686,371	$55,780,098	$56,895,700	$58,033,614	$59,194,287	$60,378,172	$61,585,736	
Difference in Tax Revenue	$0	$3,091,931	$6,493,056	$10,229,346	$14,328,876	$18,821,991	$23,741,493	$29,122,829	$35,004,313	$41,427,348	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$2,318,948	$4,869,792	$7,672,009	$10,746,657	$14,116,494	$17,806,120	$21,842,122	$26,253,234	$31,070,511	$136,695,887
Niobrara - At Market (8% Value Increase)	$15,852,910	$17,121,143	$18,490,834	$19,970,101	$21,567,709	$23,293,126	$25,156,576	$27,169,102	$29,342,630	$31,690,040	
Niobrara - Tax Revenue at 70 Mills	$1,109,704	$1,198,480	$1,294,358	$1,397,907	$1,509,740	$1,630,519	$1,760,960	$1,901,837	$2,053,984	$2,218,303	
Niobrara - Capped at 2% Increase	$15,852,910	$16,169,968	$16,493,368	$16,823,235	$17,159,700	$17,502,894	$17,852,951	$18,210,011	$18,574,211	$18,945,695	
Niobrara - Tax Revenue at 70 Mills	$1,109,704	$1,131,898	$1,154,536	$1,177,626	$1,201,179	$1,225,203	$1,249,707	$1,274,701	$1,300,195	$1,326,199	
Difference in Tax Revenue	$0	$66,582	$139,823	$220,281	$308,561	$405,316	$511,254	$627,136	$753,789	$892,104	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$49,937	$104,867	$165,210	$231,420	$303,987	$383,440	$470,352	$565,342	$669,078	$2,943,635
Park - At Market (8% Value Increase)	$511,528,683	$552,450,978	$596,647,056	$644,378,820	$695,929,126	$751,603,456	$811,731,733	$876,670,271	$946,803,893	$1,022,548,204	
Park - Tax Revenue at 70 Mills	$35,807,008	$38,671,568	$41,765,294	$45,106,517	$48,715,039	$52,612,242	$56,821,221	$61,366,919	$66,276,272	$71,578,374	
Park - Capped at 2% Increase	$511,528,683	$521,759,257	$532,194,442	$542,838,331	$553,695,097	$564,768,999	$576,064,379	$587,585,667	$599,337,380	$611,324,128	
Park - Tax Revenue at 70 Mills	$35,807,008	$36,523,148	$37,253,611	$37,998,683	$38,758,657	$39,533,830	$40,324,507	$41,130,997	$41,953,617	$42,792,689	
Difference in Tax Revenue	$0	$2,148,420	$4,511,683	$7,107,834	$9,956,382	$13,078,412	$16,496,715	$20,235,922	$24,322,656	$28,785,685	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$1,611,315	$3,383,762	$5,330,876	$7,467,287	$9,808,809	$12,372,536	$15,176,942	$18,241,992	$21,589,264	$94,982,783
Platte - At Market (8% Value Increase)	$94,295,826	$101,839,492	$109,986,651	$118,785,584	$128,288,430	$138,551,505	$149,635,625	$161,606,475	$174,534,993	$188,497,792	
Platte - Tax Revenue at 70 Mills	$6,600,708	$7,128,764	$7,699,066	$8,314,991	$8,980,190	$9,698,605	$10,474,494	$11,312,453	$12,217,450	$13,194,845	
Platte - Capped at 2% Increase	$94,295,826	$96,181,743	$98,105,377	$100,067,485	$102,068,835	$104,110,211	$106,192,416	$108,316,264	$110,482,589	$112,692,241	
Platte - Tax Revenue at 70 Mills	$6,600,708	$6,732,722	$6,867,376	$7,004,724	$7,144,818	$7,287,715	$7,433,469	$7,582,138	$7,733,781	$7,888,457	
Difference in Tax Revenue	$0	$396,042	$831,689	$1,310,267	$1,835,372	$2,410,891	$3,041,025	$3,730,315	$4,483,668	$5,306,389	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$297,032	$623,767	$982,700	$1,376,529	$1,808,168	$2,280,768	$2,797,736	$3,362,751	$3,979,791	$17,509,243
Sheridan - At Market (8% Value Increase)	$513,166,293	$554,219,596	$598,557,164	$646,441,737	$698,157,076	$754,009,642	$814,330,414	$879,476,847	$949,834,995	$1,025,821,794	
Sheridan - Tax Revenue at 70 Mills	$35,921,641	$38,795,372	$41,899,001	$45,250,922	$48,870,995	$52,780,675	$57,003,129	$61,563,379	$66,488,450	$71,807,526	
Sheridan - Capped at 2% Increase	$513,166,293	$523,429,619	$533,898,211	$544,576,175	$555,467,699	$566,577,053	$577,908,594	$589,466,766	$601,256,101	$613,281,223	
Sheridan - Tax Revenue at 70 Mills	$35,921,641	$36,640,073	$37,372,875	$38,120,332	$38,882,739	$39,660,394	$40,453,602	$41,262,674	$42,087,927	$42,929,686	
Difference in Tax Revenue	$0	$2,155,298	$4,526,127	$7,130,589	$9,988,256	$13,120,281	$16,549,527	$20,300,706	$24,400,523	$28,877,840	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$1,616,474	$3,394,595	$5,347,942	$7,491,192	$9,840,211	$12,412,146	$15,225,529	$18,300,392	$21,658,380	$95,286,861
Sublette - At Market (8% Value Increase)	$172,468,240	$186,265,699	$201,166,955	$217,260,312	$234,641,136	$253,412,427	$273,685,422	$295,580,255	$319,226,676	$344,764,810	
Sublette - Tax Revenue at 70 Mills	$12,072,777	$13,038,599	$14,081,687	$15,208,222	$16,424,880	$17,738,870	$19,157,980	$20,690,618	$22,345,867	$24,133,537	
Sublette - Capped at 2% Increase	$172,468,240	$175,917,605	$179,435,957	$183,024,676	$186,685,170	$190,418,873	$194,227,250	$198,111,795	$202,074,031	$206,115,512	
Sublette - Tax Revenue at 70 Mills	$12,072,777	$12,314,232	$12,560,517	$12,811,727	$13,067,962	$13,329,321	$13,595,908	$13,867,826	$14,145,182	$14,428,086	
Difference in Tax Revenue	$0	$724,367	$1,521,170	$2,396,494	$3,356,918	$4,409,549	$5,562,072	$6,822,792	$8,200,685	$9,705,451	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$543,275	$1,140,877	$1,797,371	$2,517,688	$3,307,162	$4,171,554	$5,117,094	$6,150,514	$7,279,088	$32,024,623
Sweetwater - At Market (8% Value Increase)	$305,704,544	$330,160,908	$356,573,780	$385,099,683	$415,907,657	$449,180,270	$485,114,691	$523,923,867	$565,837,776	$611,104,798	
Sweetwater - Tax Revenue at 70 Mills	$21,399,318	$23,111,264	$24,960,165	$26,956,978	$29,113,536	$31,442,619	$33,958,028	$36,674,671	$39,608,644	$42,777,336	
Sweetwater - Capped at 2% Increase	$305,704,544	$311,818,635	$318,055,008	$324,416,108	$330,904,430	$337,522,518	$344,272,969	$351,158,428	$358,181,597	$365,345,229	
Sweetwater - Tax Revenue at 70 Mills	$21,399,318	$21,827,304	$22,263,851	$22,709,128	$23,163,310	$23,626,576	$24,099,108	$24,581,090	$25,072,712	$25,574,166	
Difference in Tax Revenue	$0	$1,283,959	$2,696,314	$4,247,850	$5,950,226	$7,816,043	$9,858,921	$12,093,581	$14,535,933	$17,203,170	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$962,969	$2,022,236	$3,185,888	$4,462,669	$5,862,032	$7,394,190	$9,070,186	$10,901,949	$12,902,377	$56,764,497
Teton - At Market (8% Value Increase)	$3,161,529,079	$3,414,451,405	$3,687,607,518	$3,982,616,119	$4,301,225,409	$4,645,323,441	$5,016,949,317	$5,418,305,262	$5,851,769,683	$6,319,911,258	
Teton - Tax Revenue at 70 Mills	$221,307,036	$239,011,598	$258,132,526	$278,783,128	$301,085,779	$325,172,641	$351,186,452	$379,281,368	$409,623,878	$442,393,788	
Teton - Capped at 2% Increase	$3,161,529,079	$3,224,759,661	$3,289,254,854	$3,355,039,951	$3,422,140,750	$3,490,583,565	$3,560,395,236	$3,631,603,141	$3,704,235,204	$3,778,319,908	
Teton - Tax Revenue at 70 Mills	$221,307,036	$225,733,176	$230,247,840	$234,852,797	$239,549,852	$244,340,850	$249,227,667	$254,212,220	$259,296,464	$264,482,394	
Difference in Tax Revenue	$0	$13,278,422	$27,884,686	$43,930,332	$61,535,926	$80,831,791	$101,958,786	$125,069,148	$150,327,414	$177,911,394	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$9,958,817	$20,913,515	$32,947,749	$46,151,945	$60,623,844	$76,469,089	$93,801,861	$112,745,560	$133,433,546	$587,045,925
Uinta - At Market (8% Value Increase)	$177,478,735	$191,677,034	$207,011,197	$223,572,092	$241,457,860	$260,774,488	$281,636,447	$304,167,363	$328,500,752	$354,780,812	
Uinta - Tax Revenue at 70 Mills	$12,423,511	$13,417,392	$14,490,784	$15,650,046	$16,902,050	$18,254,214	$19,714,551	$21,291,715	$22,995,053	$24,834,657	
Uinta - Capped at 2% Increase	$177,478,735	$181,028,310	$184,648,876	$188,341,853	$192,108,690	$195,950,864	$199,869,882	$203,867,279	$207,944,625	$212,103,517	
Uinta - Tax Revenue at 70 Mills	$12,423,511	$12,671,982	$12,925,421	$13,183,930	$13,447,608	$13,716,561	$13,990,892	$14,270,710	$14,556,124	$14,847,246	
Difference in Tax Revenue	$0	$745,411	$1,565,362	$2,466,117	$3,454,442	$4,537,654	$5,723,660	$7,021,006	$8,438,929	$9,987,411	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$559,058	$1,174,022	$1,849,588	$2,590,831	$3,403,240	$4,292,745	$5,265,754	$6,329,197	$7,490,558	$32,954,993
Washakie - At Market (8% Value Increase)	$74,708,233	$80,684,892	$87,139,683	$94,110,858	$101,639,726	$109,770,904	$118,552,577	$128,036,783	$138,279,725	$149,342,103	
Washakie - Tax Revenue at 70 Mills	$5,229,576	$5,647,942	$6,099,778	$6,587,760	$7,114,781	$7,683,963	$8,298,680	$8,962,575	$9,679,581	$10,453,947	
Washakie - Capped at 2% Increase	$74,708,233	$76,202,398	$77,726,446	$79,280,975	$80,866,594	$82,483,926	$84,133,604	$85,816,277	$87,532,602	$89,283,254	
Washakie - Tax Revenue at 70 Mills	$5,229,576	$5,334,168	$5,440,851	$5,549,668	$5,660,662	$5,773,875	$5,889,352	$6,007,139	$6,127,282	$6,249,828	
Difference in Tax Revenue	$0	$313,775	$658,927	$1,038,092	$1,454,119	$1,910,088	$2,409,328	$2,955,435	$3,552,299	$4,204,119	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$235,331	$494,195	$778,569	$1,090,589	$1,432,566	$1,806,996	$2,216,577	$2,664,224	$3,153,090	$13,872,137
Weston - At Market (8% Value Increase)	$61,584,757	$66,511,538	$71,832,461	$77,579,057	$83,785,382	$90,488,213	$97,727,270	$105,545,451	$113,989,087	$123,108,214	
Weston - Tax Revenue at 70 Mills	$4,310,933	$4,655,808	$5,028,272	$5,430,534	$5,864,977	$6,334,175	$6,840,909	$7,388,182	$7,979,236	$8,617,575	
Weston - Capped at 2% Increase	$61,584,757	$62,816,452	$64,072,781	$65,354,237	$66,661,322	$67,994,548	$69,354,439	$70,741,528	$72,156,358	$73,599,485	
Weston - Tax Revenue at 70 Mills	$4,310,933	$4,397,152	$4,485,095	$4,574,797	$4,666,293	$4,759,618	$4,854,811	$4,951,907	$5,050,945	$5,151,964	
Difference in Tax Revenue	$0	$258,656	$543,178	$855,737	$1,198,684	$1,574,557	$1,986,098	$2,436,275	$2,928,291	$3,465,611	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$193,992	$407,383	$641,803	$899,013	$1,180,917	$1,489,574	$1,827,206	$2,196,218	$2,599,208	$11,435,315
Wyoming - At Market (8% Value Increase)	$9,264,835,075	$10,006,021,881	$10,806,503,631	$11,671,023,922	$12,604,705,836	$13,613,082,303	$14,702,128,887	$15,878,299,198	$17,148,563,134	$18,520,448,184	
Wyoming - Tax Revenue at 70 Mills	$648,538,455	$700,421,532	$756,455,254	$816,971,675	$882,329,409	$952,915,761	$1,029,149,022	$1,111,480,944	$1,200,399,419	$1,296,431,373	
Wyoming - Capped at 2% Increase	$9,264,835,075	$9,450,131,777	$9,639,134,412	$9,831,917,100	$10,028,555,442	$10,229,126,551	$10,433,709,082	$10,642,383,264	$10,855,230,929	$11,072,335,548	
Wyoming	$648,538,455	$661,509,224	$674,739,409	$688,234,197	$701,998,881	$716,038,859	$730,359,636	$744,966,828	$759,866,165	$775,063,488	
Difference in Tax Revenue	$0	$38,912,307	$81,715,845	$128,737,478	$180,330,528	$236,876,903	$298,789,386	$366,514,115	$440,533,254	$521,367,885	
Shortfall on Taxes if Mill Levy is 75% Fixed	$0	$29,184,230	$61,286,884	$96,553,108	$135,247,896	$177,657,677	$224,092,040	$274,885,587	$330,399,941	$391,025,913	$1,720,333,276

The loss of revenue increases as the time in the acquisition value system increases, ranging from 4.2% in Year 2 to 30.2% in Year 10. The loss of property tax revenue is substantial due to limitations in increasing the mill levy to account for changes in budget needs in each jurisdiction.

3.2. How to implement a property tax system based on acquisition value into the property tax calendar and a determination of what assessment date would apply to the property

January 1 should be used as the assessment date. The transition to an acquisition value methodology would not require any changes to the property tax calendar if the assessment date were unchanged. Changing the assessment date would be a variation in the implementation. Changing the assessment date to be the date of sale or transfer, or the date of completion of construction or renovation or the date of demolition or destruction of a property would potentially change the calendar.

Adding a Supplemental Tax Roll to collect additional monies would be another variation. If either of these variations were adopted, it would require new definitions of assessment date and potentially new legislation requiring building permits in unincorporated areas to track physical changes.

The transition to an acquisition value system is a move from a market value-based system to a price based system. Prices are subject to more variation for different reasons than values. As such, there is no way to equalize sale prices among houses of the same style or design. The calendar and statutes would need to be amended to remove all references to equalization.

All constitutional changes will require statutory and regulatory changes, all statutory changes will require regulatory changes.

The first step in implementing an acquisition based valuation system is to change the Wyoming Constitution:

- Article 15, Section 1 needs to be reworded to not require land and improvements be listed and valued separately.
- Article 15, Sections 9 and 10 dealing with the Board of Equalization need to be reconsidered as the equalization of properties within the State will no longer be possible.
- Article 15, Section 11 will need to be reworded or repealed since Uniformity of Valuation will no longer be attainable.

These changes would have to be approved by the citizens of Wyoming by a ballot vote. In order to put this initiative on the ballot, it would require the development of ballot language and placement on the ballot by the legislature. The 2024 legislature could develop the needed language and place it on the November 2024 ballot.

If approved by the citizens of Wyoming the next step would be the development and adoption of enacting legislation. The 2025 legislature is the earliest this could be accomplished. Once the enacting language is known, the development of the regulatory language can proceed and a contract to alter or replace the state Computer Assisted Mass Appraisal (CAMA) system would be necessary.

A new computer system for the property taxes will be required to not only accommodate the new valuation methodology, but also maintain the current system for the nonresidential properties. The 2026 tax year is the first valuation cycle that the changes in statutes and rues would be in place and the first year it would be feasible to institute the policies.

The valuation of residential property by acquisition value essentially makes Wyoming a "disclosure" state since the sale price of the properties is their tax roll value. In order for the Assessors to properly value properties, the legislature will need to develop new mandatory sale reporting legislation with penalties for false reporting and lack of reporting. Adopting a transfer tax in association with sale recordation would help offset the losses in revenue coming from the new valuation methodology.

When developing the enacting legislation there are a number of determinations that will need to be made. The following is an effort to list all the concerns that should be addressed.

The newly adopted statutes should define exactly how the system is going to work. The first decision is to adopt a base year. We suggest using 2026, the same year it becomes feasible to implement the changes.

In the base year, all properties will be valued at the same value as the preceding year adjusted by either +2% or the change in the consumer price index, whichever is less. If the property sold in the prior year or had new construction or renovation, the value of the new improvements will also be added. If the property sold in the prior year then it will be valued at the same amount as the purchase price. In subsequent years, all properties will be valued in the same manner.

3.3. What type of residential property would be subject to valuation using acquisition value

Proposed Definition:
Property that is legally occupied by its owner and is not used for any commercial or income producing purpose shall be designated as residential property. Can include up to three units or less if one of the units is owner-occupied.

Single family, condominiums, cooperatives, or multiple-dwelling structures with 3 or less units could be designated as residential.

The definition process can be subjective and will depend upon what Wyoming wants it to be. Additional factors to consider in establishing the definition:

- Should it depend upon the characteristics of the property or the characteristics of the ownership?
- Does the definition address full-time occupancy or short-term rentals such as AirBnB or VRBO properties?
- Does an out-of-state owner preclude them from qualifying for acquisition value?
- Does it exclude alternative living units such as tents or RVs?

3.4. How the inflationary factor would be implemented and applied including recommendations for the inflationary rate and whether there would be any deflation of values in a period when prices are in decline

The acquisition value or base year value should be adjusted annually to account for inflation or deflation. The inflationary rate can be tied to a consumer price index (CPI) as certified by the Wyoming State Board of Equalization and based on economic indicators for Wyoming. The Chief Economist of the Wyoming Department of Administration and Information, Economic Analysis Division would be the recommended source.

Value reductions due to deflation could be handled through the appeals process and by giving assessors the authority to reduce values based on market studies that determine values have declined, which is available to assessors in California.

In California, the California Consumer Price Index (CCPI) for all items, as determined by the California Department of Industrial Relations, is used to adjust the acquisition value. The California Board of Equalization annually notifies local assessors of the CCPI but the adjustment to assessment roll can not exceed 2% (Proposition 19). The inflation factor is the percentage change rounded to the nearest one-thousandth of 1%.

Proposition 8 allows temporary reductions in assessed value in cases where real property suffers a "decline in value." The decline in value is typically temporary and may be the result of changes in the real estate market, the neighborhood, or the property itself. Assessors have the authority to make mass updates to reflect declines in value due to market conditions.

3.5. What types of sales would be considered or excluded in determining acquisition value and how to address erroneous sales or other types of sales or transfers that are excluded from determining acquisition value

The Legislature would have to define what type of sales or transfers would be considered a "qualified sale" for use as the "acquisition value" base value to be used for property tax purposes. If a transfer of real property results in the transfer of the present interest and beneficial use of the property, the value that is substantially equal to the value of the fee interest, then such transfer would constitute a change in ownership and the property taxable value would be "reappraised" to the "acquisition value" unless a statutory exclusion applies.

<u>The California Model</u>
As California is the only state that has implemented an "acquisition value" property tax system, the California legislature has created several exclusions so that some types of transfers are excluded, by law, from the definition of change in ownership. Thus, for these types of transfers, the real property is not reappraised.

An exclusion occurs when the assessor does not reassess a property because the property or portions of the property are automatically excluded from reassessment or is eligible to be excluded if the owner properly files a claim. The following list covers most changes in ownership that are excluded from reassessment, either automatically or by claim. Changes in ownership that require a claim to be filed to avoid reassessment include the following:

- Transfers of the principal place of residence between parents and their children (there is no limit on the value of the residence) that occurred between November 5, 1986 and February 15, 2021, if a completed application is filed timely with the county assessor's office (Proposition 58).

- Transfers of up to $1 million of real property between parents and their children, other than a principal place of residence, that occurred between November 5, 1986 and February 15, 2021, if a completed application is filed timely with the county assessor's office (Proposition 58).

- Transfers of a principal place of residence from grandparents to their grandchildren, but not vice versa (and the transfer of up to $1 million of other real property from grandparents to their grandchildren) provided that:
    - the transfer occurs on or after March 26, 1996 and on or before February 15, 2021;
    - the grandchild(ren)'s parent (grandparent's child) died on or before the date of transfer; and
    - a completed application is timely filed with the county assessor's office (Proposition 193).

- Transfers of a family home or family farm between parents and their children or, under limited circumstances, between grandparents and their grandchildren that occur on or after February 16, 2021, if completed claims for the homeowners' exemption (for a family home) and the exclusion are timely filed with the county assessor's office (Proposition 19).

- Transfers of the principal residence between two cotenants that occur upon the death of one of the cotenants, provided that:
    - The two cotenants together owned 100% of the property as tenants in common or joint tenants.
    - The two cotenants must be owners of record for the one-year period immediately preceding the death of one of the cotenants.
    - The property must have been the principal residence of both cotenants for the one-year period immediately preceding the death of one of the cotenants.

    - The surviving cotenant must obtain a 100% interest in the property.
    - The surviving cotenant must sign an affidavit affirming that he or she continuously resided at the residence for the one-year period preceding the decedent cotenant's date of death.

- The purchase of a replacement dwelling by a person who is 55 years of age or older or severely disabled or a victim of wildfire or natural disaster, where the replacement dwelling will be that person's principal place of residence and is purchased or newly constructed within two years of the sale of their original property. If the replacement dwelling is of equal or lesser value, the base year value of the previous home may be transferred to the new home so that the new home will not be reassessed to its current fair market value but will be able to retain the old home's base year value. If the replacement dwelling is of greater value, the difference in values will be added to the transferred base year value (Proposition 19).

- The purchase of a replacement property if the original property was taken by governmental action, such as eminent domain or inverse condemnation.

- Transfers of real property between state registered domestic partners that occurred from January 1, 2000 through January 1, 2006 (section 62(p) the Revenue and Taxation Code). County assessors are required to reverse any reassessments that resulted from any transfers of real property between registered domestic partners that occurred during this time period if the taxpayer files a timely claim. However, relief for such a reversal is applied only on a prospective basis. The registered domestic partners will not receive any refunds.

- Transfers of real property between local registered domestic partners that occurred from January 1, 2000 through June 26, 2015 (section 62(q))of the Revenue and Taxation Code). County assessors are required to reverse any reassessments that resulted from any transfers of real property between local registered domestic partners that occurred during this time period if the taxpayer files a timely claim. However, relief for such a reversal is applied only on a prospective basis. The local registered domestic partners will not receive any refunds.

Changes in ownership that are automatically excluded from reassessment include the following:

- Transfers of real property between spouses, which include transfers in and out of a trust for the benefit of a spouse, the addition of a spouse on a deed, transfers upon the death of a spouse, and transfers pursuant to a divorce settlement or court order (section 63 the Revenue and Taxation Code; Rule 462.220).

- Transfers of real property between registered domestic partners that occur on or after January 1, 2006, which include transfers in and out of a trust for the benefit of a partner, the addition of a partner on a deed, transfers upon the death of a partner, and transfers pursuant to a settlement agreement or court order upon termination of the domestic partnership (section 62(p) the Revenue and Taxation Code).

- Transactions only to correct the name(s) of the person(s) holding title to real property or transfers of real property for the purpose of perfecting title to the property (for example, a name change upon marriage).

- Transfers of real property between co-owners that result in a change in the method of holding title to the property without changing the proportional interests of the co-owners, such as a partition of a tenancy in common.

- Transfers between an individual or individuals and a legal entity or between legal entities, such as a co-tenancy to a partnership, or a partnership to a corporation, that results solely in a change in the method of holding title to the real property and in which proportional ownership interests of the transferors and the transferees, whether represented by stock, partnership interest, or otherwise, in each and every piece of real property transferred, remains the same after the transfer.

- The creation, assignment, termination, or reconveyance of a lender's security interest in real property or any transfer required for financing purposes only (for example, co-signor).

- The substitution of a trustee of a trust or mortgage.

- Transfers that result in the creation of a joint tenancy in which the transferor remains as one of the joint tenants.

- Transfers of joint tenancy property to return the property to the person who created a joint tenancy (i.e., the original transferor).

- Transfers of real property to a revocable trust, where the transferor retains the power to revoke the trust or where the trust is created for the benefit of the transferor or the transferor's spouse.

- Transfers of real property into a trust that may be revoked by the creator/grantor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor dies.

- Transfers of real property to an irrevocable trust for the benefit of the creator/grantor or the creator/grantor's spouse.

Notice of Transfer Consideration / Acquisition Value

Wyoming would need to either become a sales disclosure state or find a way to get better records of transfers to allow assessors to determine the correct acquisition value to be used for the base. Such documents are commonly referred to as Real Estate Transfer Affidavits or Sales Verification Questionnaires.

3.6. How to determine the acquisition value of residences located on agricultural property

We recommend that a Cost Approach be used to value the residence portion of a agricultural property. A cost manual such as Marshall Valuation Service (Core Logic) can help facilitate this type of valuation.

Another option is to utilize the recent sale data obtained through sales disclosure to establish allocation of residential portion utilizing the Sales Comparison Approach.

If acquisition value is adopted for residences that are owner occupied, then residences that are not owner occupied would be valued as follows. The statewide CAMA system generates a value for all residences, these values are then geographically market adjusted to generate the value. This same value would be used on agricultural properties. If acquisition value is used for all residential properties, then the statewide CAMA value will become irrelevant and not be available for conventional mass appraisal purposes. The analysis of all the considerations involved in the pricing of an agricultural property can be quite numerous and difficult.

3.7. How changes to property would be handled, including new construction and renovation

New improvements or properties with changes (additions, renovation, etc.) to existing improvements would need to be updated and valued. The removal of improvements may also be considered a change in the property and trigger a reappraisal of the property.

A building permitting is not currently in place in some parts of Wyoming. The Legislature would need to establish a method for the valuation and updating county records of such properties. Such legislation should require residents to file building permits with a local government agency to assist local assessors in identifying these properties. This would require some counties to create or expand their office to include a building permit department.

The new improvements, additions or renovations could be valued using the current CAMA system using the Cost Approach or base rates developed from sales and reflected in the reappraisal of the property.

In California, property owners are required to obtain improvement permits and the change to the property triggers a reassessment. If the new construction is only partially completed on the lien date (January 1), the assessor is required to estimate the fair market value of the new construction in its state of completion on that date. This continues each successive lien date (tax year) until the new construction is completed. Upon completion, the entire portion of the property that is newly constructed is reappraised at its fair market value and a base year value is established.

3.8. How acquisition value would interact with department of revenue and state board of equalization statistical analysis

The Board of Equalization will not be able to credibly compare and analyze tax rolls from one jurisdiction to another. The adoption of an acquisition value methodology will terminate their ability to equalize jurisdictions statewide.

Acquisition value will cause the Department of Revenue to promulgate new administrative rules defining and differentiating between market sales versus sales with special or limiting conditions and the proper listing of these values on the tax roll.

Acquisition value will also change the tax roll submission/approval process. The current statistical analysis and certifications by the Assessors for nonresidential properties would be maintained. Additionally, a new report of sales of residential properties and their valuation will have to be created.

3.9. Whether the implementation of a property tax system based on the acquisition value of property would result in any inequities to taxpayers, including whether taxpayers who purchase their properties more recently than other taxpayers would be required to pay more in property tax to make up lost revenue resulting from an acquisition value system

Acquisition value property tax systems do result in inequities to taxpayers and violate the principles of horizontal and vertical equity. Owners of identical properties will face differing property tax liabilities based on when they acquired their property.

Recent purchasers will pay property tax based on the recent consideration (which could be presumed to be market value) while other homeowners would be tied to the base year plus any inflationary factor applied.

> Example:
> Two identical homes are beside each other, built the same year and both were acquired in the base year for $100,000 with an inflationary limit for property tax value of 2% per year both properties would have a base value of $121,900 in ten years.
>
> Assuming a 10% annual market increase, the projected market value would be $259,000 in ten years. If the owner of Home 1 continues to own his home, the property tax liability would be based on the $121,900 adjusted acquisition value. However, if the Home 2 is acquired in 10 years at the projected value of $259,000, there would be a difference in the taxable value of $137,100. Assuming a 1% tax rate, the tax difference would be $1,371.

This would violate the criteria of horizontal equity, which provides that individuals (households) in equal economic situations should be treated the same or the concept that properties of the same value should be valued the same.

The principle of vertical equity, which refers to the idea that homeowners with higher valued properties should take on a greater share of the responsibility for paying for public services, could also be violated if a owner of a high value property purchased the property years earlier when such homeowner could pay less than a new acquired property.

The inequality issue is a hot topic. Many believe it is a burden and creating a huge divide in the wealthy and middle to lower income families. The main argument is that the freeze on wealthier property owners who have owned their properties for many years get huge tax breaks, these breaks are also passed down through a grant deed/intrafamily transfer to their family members when the original owner dies or moves.

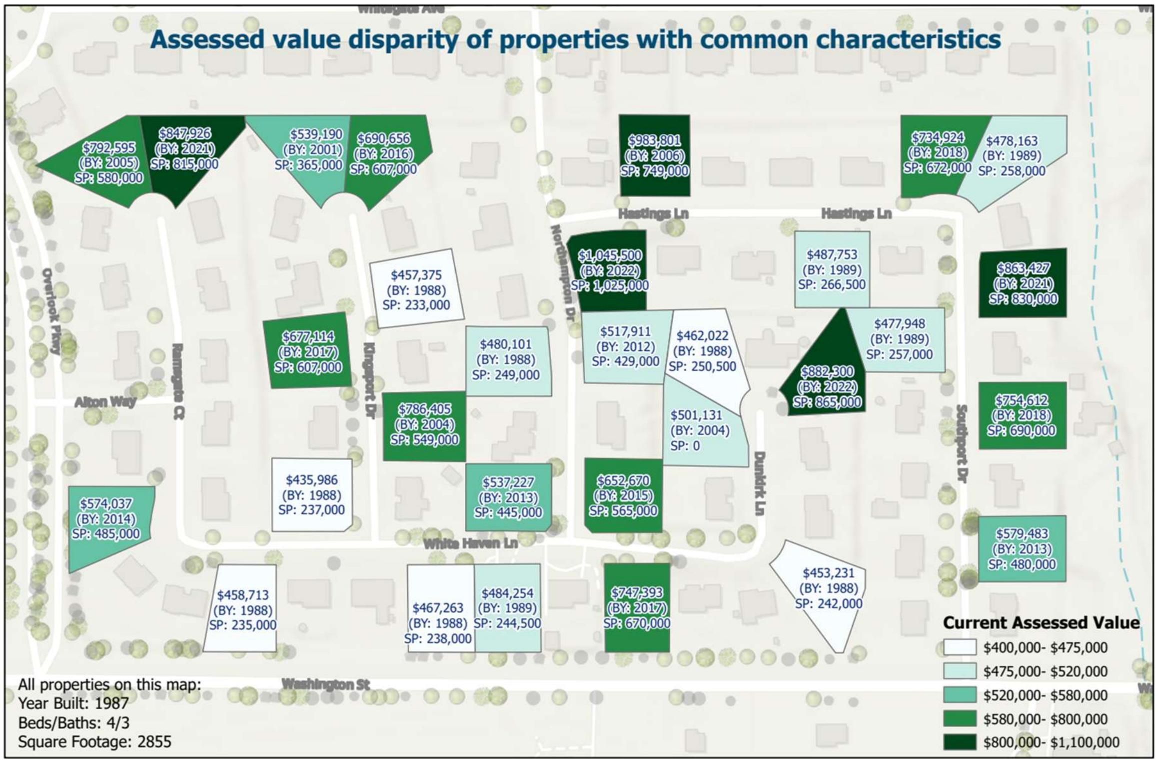
These taxes, or lack thereof, are creating budget issues especially in the educational funding sector throughout California and hence would have a negative effect throughout Wyoming. There are some that believe the inequities can be restored when a recession occurs as property owners are able to appeal for readjustment in their property assessments to reflect the deflation that has occurred. This in turn closes the divide.

Another inequity appears to be that some taxpayers would be paying less property taxes resulting in less money for services especially towards education in Wyoming. Overall, the people interviewed stated they feel that the cost of services are still equal among taxpayers; however, the amount paid toward these services would not be equal under an acquisition-based system.

3.10. A review of other states that have implemented property tax systems based on the acquisition value of the property and whether those systems have resulted in inequities among taxpayers depending on the purchase date of their property

A review of other states found that only California has implemented an acquisition value property tax system. The legislation for this in California is referred to as Proposition 13. Proposition 13 is widely recognized as having created huge inequities among taxpayers.

The following map was obtained from the Riverside County, California Assessor's Office and illustrates the disparities among homeowners in a subdivision that contains similar house characteristics.



The State of Idaho tried an acquisition value-based system 30+ years ago, then abandoned it due difficulties in implementation and administration. It reverted to an ad valorem (according to value) based system that it continues to utilize today.

The majority (49 of 50) of the United States rely upon an ad valorem based property tax system. A property tax system that is based on market value and/or value in use, then appropriately applied with generally accepted mass appraisal methodology results in fair and uniform assessments.

An alternative to an acquisition value system could include expanding the homestead exemption to allow all residential property owners to qualify for some type of value (tax) relief.

Additionally, several states have a cap on value increase, as noted in the following grid.

Property Tax Assessment Limits by State, 2007

State	Coverage	Eligible Property	Assessment Limits	Caps Removed upon Sale?	Individual Parcel Value or Aggregate Assessment?	Limits and Qualifications
Arizona	statewide	all	X	no	individual	greater of 10% or 25% difference between last years limited value and current market value
Arkansas	statewide (constitutional)	all	X	yes	individual	homestead 5%, other 10%
California	statewide (constitutional)	all	X	N/A	individual	lesser of 2% or inflation
Colorado	statewide (constitutional)	residential	X	N/A	statewide aggregate	residential assessment limited to 45% of state total
Connecticut	local option	all	X	yes	individual	phase-in, at least 25% per year
District of Columbia	district-wide	homestead	X	yes	individual	10%; 5% for qualifying low income
Florida	statewide (constitutional)	homestead	X	yes	individual	lesser of 3% or inflation
Georgia[a]	local option (local constitutional)	homestead	X	yes	individual	freeze (0%)
Illinois [b]	local option	homestead	X	yes	individual	7% with maximum exemption value of $33,000
Iowa	statewide	residential & agricultural	X	no	statewide aggregate	4%
Maryland	statewide	homestead	X	yes	individual	10% statewide for state property taxes; local options for local taxes range from 0% to 10%
Michigan	statewide (constitutional)	all	X	yes	individual	lesser of 5% or inflation
Minnesota [c]	statewide	farm, residential, seasonal residential	X	no	individual	greater of 15% or 33% of difference between last year's limited value and current market value
Montana	statewide	all	X	yes	individual	16.66%/yr phase-in of reassessment over 6 years
New Mexico	statewide	residential	X	yes	individual	3%
New York	New York City & Nassau County	residential with 10 or fewer units	X	no	individual	6% (residential up to three units) or 8% (other residential) per year; 20% or 30% over 5 years
Oklahoma	statewide (constitutional)	all	X	yes	individual	5%
Oregon	statewide (constitutional)	all	X	no	individual	3%
South Carolina	statewide (constitutional)	homestead	X	yes	individual	15% over 5 years
Texas	statewide (constitutional)	homestead	X	yes	individual	10%

Source: Lincoln Institute of Land Policy Report: Property Tax Assessment Limits—Lessons from Thirty Years of Experience, p. 11, table 1, reprinted with permission. The full report can be downloaded at www.lincolninst.edu/pubs/1412_Property-Tax-Assessment-Limits.

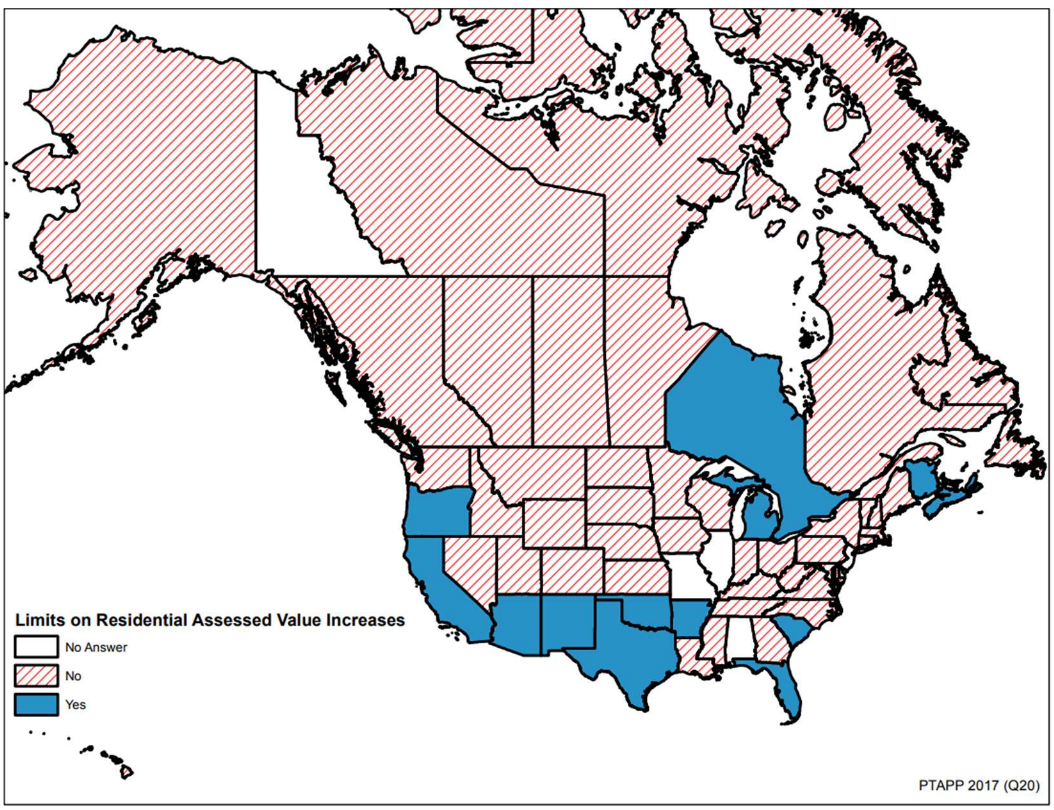
a Since this chart was prepared by the Lincoln Institute of Land Policy, the Georgia legislature has passed HB 233, which places a three-year moratorium on value increases in Georgia.

b The Illinois legislature began phasing out its assessed value cap in 2007.

c Since this chart was prepared by the Lincoln Institute of Land Policy, the Minnesota legislature has allowed its tax cap legislation to expire.

It should be noted that the above information is in the process of being updated by the International Association of Assessing Officers Research Committee as of the writing of this report. Unfortunately, the 2007 information is the most current published information available.

The following map reflects increase limits for residential properties as of 2017.



Source: State and Provincial property tax policies and administrative practices (PTAPP): 2017 findings and report, Alan Dornfest, Journal of Property Tax Assessment & Administration Volume 16 **|** *Issue 1, June , 2019*

Value caps can create potential budget issues if there is not any flexibility in modifying the mill levy. The following graph illustrates the possible effect on assessed value caps versus market value changes.

Effect of Hypothetical Assessed Value Caps

Source: Taxable value increase limits revisited, Dornfest, A., Ireland, K., & Southard, M. (2020), Journal of Property Tax Assessment & Administration, Volume 17, Issue 1.

Section 4 – Three Options for Implementing an Acquisition Value Property Tax System in Wyoming

4.1. Option 1 – Base Year of 2019

Adopt an acquisition value with 2019 as the base year recognizing all sales values forward from the values used for tax year 2019 with an annual inflation factor with or without limitations.

4.2. Option 2 – Base Year of 2023

Adopt an acquisition value based on the current year (2023) being the base year with all going forward from the date of implementation with an annual inflation factor and possible limitations.

4.3. Option 3 – Base Year of 2026

Adopt an acquisition value based on a future year (2026) being the base year with all going forward from the date of implementation with an annual inflation factor and possible limitations.

4.4. Applied in All Three Options

In each of the three options, we recommend the following:

- Cap on value increase from base year of 2%, not to exceed the Wyoming CPI annual change between current and prior year.
- Immediately (in 2023) implement sales disclosure to build foundation of sales data market value benchmarks and accurate future base year values.
- Immediately (in 2023) implement requirement of filing permits for new construction, additions and remodels statewide.

Appendix 1 – Wyoming House Bill No. HB0100

ORIGINAL HOUSE ENGROSSED
BILL NO. HB0100

ENROLLED ACT NO. 55, HOUSE OF REPRESENTATIVES

SIXTY-SEVENTH LEGISLATURE OF THE STATE OF WYOMING
2023 GENERAL SESSION

AN ACT relating to property tax; requiring a study on the changes necessary to convert the property tax system to a system based on the acquisition value of the property; requiring a report; requiring the joint revenue interim committee to review the report; providing an appropriation; and providing for an effective date.

Be It Enacted by the Legislature of the State of Wyoming:

Section 1.

(a) The department of revenue shall contract with an outside consultant to conduct a study on the statutory, regulatory and procedural changes necessary to convert Wyoming's residential property tax system to a system based on the acquisition value of the property. The consultant shall consult with interested stakeholders on the study required by this section. When considering each question, the study under this section shall review other states that have implemented a property tax system based on the acquisition value of the property. The study shall include at least three (3) options for implementing a property tax system in Wyoming based on the acquisition value of the property. For each of the options the following factors are recommended to be considered:

(i) A review of the revenue impacts of changing to acquisition value including how those revenue impacts may vary across the state;

(ii) How to implement a property tax system based on acquisition value into the property tax calendar and a determination of what assessment date would apply to the property;

(iii) What type of residential property would be subject to valuation using acquisition value;

(iv) How the inflationary factor would be implemented and applied including recommendations for the inflationary rate and whether there would be any deflation of values in a period when prices are in decline;

(v) What types of sales would be considered or excluded in determining acquisition value and how to address erroneous sales or other types of sales or transfers that are excluded from determining acquisition value;

(vi) How to determine the acquisition value of residences located on agricultural property;

(vii) How changes to property would be handled, including new construction and renovation;

(viii) How acquisition value would interact with department of revenue and state board of equalization statistical analysis;

(ix) Whether the implementation of a property tax system based on the acquisition value of property would result in any inequities to taxpayers, including whether taxpayers who purchase their properties more recently than other taxpayers would be required to pay more in property tax to make up lost revenue resulting from an acquisition value system;

(x) A review of other states that have implemented property tax systems based on the acquisition value of the property and whether those systems have

ENROLLED ACT NO. 55, HOUSE OF REPRESENTATIVES

SIXTY-SEVENTH LEGISLATURE OF THE STATE OF WYOMING
2023 GENERAL SESSION

resulted in inequities among taxpayers depending on the purchase date of their property.

(b) The department shall report the results of the study to the joint revenue interim committee not later than September 1, 2023.

(c) The joint revenue interim committee shall review the study required under this section and may prepare for the 2025 general session of the legislature any legislation it deems advisable related to the transition of Wyoming's property tax system to a system based on the acquisition value of property.

(d) As used in this section, "acquisition value" means the purchase price paid for the acquisition of property.

Section 2. There is appropriated fifty thousand dollars ($50,000.00) from the general fund to the department of revenue for the purpose of hiring a consultant to conduct the study required under section 1 of this act. This appropriation shall be for the period beginning with the effective date of this act and ending June 30, 2024. This appropriation shall not be transferred or expended for any other purpose and any unexpended, unobligated funds remaining from this appropriation shall revert as provided by law on June 30, 2024. It is the intent of the legislature that this appropriation not be included in the department's standard budget for the immediately succeeding fiscal biennium.

ORIGINAL HOUSE
BILL NO. HB0100

ENGROSSED

ENROLLED ACT NO. 55, HOUSE OF REPRESENTATIVES

SIXTY-SEVENTH LEGISLATURE OF THE STATE OF WYOMING
2023 GENERAL SESSION

Section 3. This act is effective immediately upon completion of all acts necessary for a bill to become law as provided by Article 4, Section 8 of the Wyoming Constitution.

(END)

Speaker of the House

President of the Senate

Governor

TIME APPROVED: _________

DATE APPROVED: _________

I hereby certify that this act originated in the House.

Chief Clerk

Appendix 2 – Glossary of Assessment Terms

The following terms were obtained from IAAO Glossary for Appraisal and Assessment, Third Edition, published by the International Association of Assessing Officers in 2021.

Appraisal Uniformity — The extent to which appraisal procedures produce logical and consistent results across individual properties.

Assessed Value — The value placed on property subject to taxation at market value or some legally authorized fraction thereof.

Computer-Assisted Mass Appraisal (CAMA) — A software package used by governmental agencies and assessing offices to establish real and personal property valuations for property tax purposes. It is composed of several applications that systemically value property. Often includes statistical analysis such as multiple regression analysis to assist the appraiser in determining the value of property for property taxation purposes.

Cost Approach — 1) One of the three approaches to value, the cost approach is based on the principle of substitution—that a rational, informed purchaser would pay no more for a property than the cost of building an acceptable substitute with like utility. The cost approach seeks to determine the replacement cost new of an improvement less depreciation plus land value; and 2) The method of estimating the value of property by: (a) Estimating the cost of construction based on replacement or reproduction cost new or trended historical cost (often adjusted by a local multiplier); (b) Subtracting depreciation; and (c) Adding the estimated land value. (The land value is most frequently determined by the sales comparison approach.)

Equalization — The process by which an appropriate governmental body attempts to ensure that all property under its jurisdiction is assessed at the same assessment ratio or at the ratio or ratios required by law. Equalization may be undertaken at many different levels. When assessed values are not at the statutorily required level of assessment, the appropriate governmental body develops a multiplier to modify the assessed value to an equalized value. The multiplier is less than 1 when assessed values exceed the statutory level of assessment, and greater than 1 when assessed values are less than the statutory level of assessment. When the assessed values are determined to be at the statutory level of assessment, the equalization factor is 1.

Horizontal Equity — Individuals/households in equal economic situations should be treated the same. In property assessment, properties of the same value should be valued the same

Market Value — A value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal.

Mass Appraisal — The process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.

Mill — One mill is one-thousandth of one dollar or one-tenth of one cent.

Millage — A tax rate expressed as mills per dollar. Also known as Mill Rate. For example, a 2 percent tax rate is $2 per $100, $20 per $1,000, or 20 mills per dollar. One mill is one-thousandth of one dollar or one-tenth of one cent.

Price — The amount asked, offered, or paid for a property.

Price, Sale — 1) The actual amount of money exchanged for a unit of goods or services, whether or not established in a free and open market. An indicator of market value; and 2) Loosely used synonymously with “offering” or “asked” price. Note: The sale price is the “selling price” to the vendor and the “cost price” to the vendee.

Qualified Sale — A property transfer that satisfies the conditions of a valid sale and meets all other technical criteria for inclusion in a ratio study sample. If a property has undergone significant changes in physical characteristics, use, or condition in the period between the assessment date and sale date, it would not technically qualify for use in ratio study.

Real Estate Transfer Affidavits — In written or electronic format, these documents are an affirmed or sworn statement regarding particulars of a sale of real property, such as personal property, financing, and so on. Typically, these forms are required in states and provinces in which sales disclosure statutes have been enacted and are filed prior to recording the deed. Comprehensive affidavits may limit the number of follow-up verifications required during the sales verification process. These questionnaires are also known as Sales Verification Questionnaires.

Sales Comparison Approach — One of three approaches to value, the sales comparison approach estimates a property's value (or some other characteristic, such as depreciation) by reference to comparable sales. The sales comparison approach compares recently sold properties to the subject property. Adjustments are made to comparable properties to reflect the characteristics of the subject property.

Sales Ratio Study — A ratio study that uses sale prices as benchmarks for market values. A relationship between sales prices and value (market value, assessed value, equalized value), that is used to measure the level of appraisal. Used to evaluate the effectiveness of assessment practices, reappraisals, or revaluations.

Vertical Equity — Distributing tax burdens fairly across differing property values. Equity is achieved when the price-related differential (PRD) falls between 0.98 and 1.03. S

Appendix 3 – Curriculum Vitae of Consultants

Bradley A. Eldridge, MAI, CAE
1028 Rhode Island St
Lawrence, KS 66044
Mobile: (785) 550-0945 | eldridge.brad@gmail.com

EDUCATIONAL BACKGROUND:

Baker University	1994-1998 Baldwin City, KS Bachelor of Arts, Business Administration
Appraisal Coursework Appraisal Institute IAAO McKissock	Completed over 70 general, advanced, and annual continuing education courses

PROFESSIONAL DESIGNATIONS:

Certified General Appraiser

Kansas	2001, License #G-1680

Appraisal Institute

MAI Designation	2008, No. 402567

IAAO-International Association of Assessing Officers

Senior National Instructor	2012
CAE Designation	2017, No. 1175

Kansas Department of Revenue, Division of Property Valuation

County Appraiser Eligible	2015

Kansas City Chapter of the Appraisal Institute

2008 Treasurer
2006-2007 Education Chair
2006 Appraisal Institute LDAC Representative (Leadership Development & Advisory Council)

EXPERIENCE:

Douglas County Appraiser's Office (Lawrence, KS) – August 2009 to Present
Commercial Real Estate Supervisor

- Responsible for oversight and development of commercial/industrial, multifamily, and exempt real estate valuations
- Value appeal litigation and valuation support through the appeal process
- Provide staff training, coaching and counseling

EXPERIENCE (CONTINUED):

TEAM Consulting – January 2016 to Present
Managing Partner Since 2021

- Appraisal workshop development and instruction
- Consultation on commercial property valuation and income approach development
- Written or assisted in the development/revision process of multiple workshops that involve commercial property valuation, adult education, and property appeal defense issues

Adamson & Associates, Inc. (Overland Park, KS) – 1998 to 2009

- Fee Appraiser, Senior Vice President, Partner
- Commercial real estate appraisal nationwide, with an emphasis on special use properties such as senior housing, religious facilities, lodging and subdivisions
- Appraisal review, employee management, client relations, employee training, and integrating new technology to the appraisal process

NOTABLE CONSULTING ASSIGNMENTS:

- **Wetzel County, WV (2022)** – Provided feedback on proposed legislation regarding the valuation of oil and natural gas.
- **Kansas (2021)** – Project Lead for the revision of residential and commercial case study exam review workshops for the state's Registered Mass Appraiser designation.
- **Montana (2019)** – Developed training resources and templates for the valuation of commercial property using their Computer Assisted Mass Appraisal (CAMA) system (Orion by Tyler Technologies). The project included "train the trainer" sessions, where I taught their staff how to implement and use the tools I developed for them.
- **Texas (2018)** – Co-authored the state's USPAP/Appraisal Review workshop to assist county appraisal districts in screening single property appraisals provided by taxpayers in the appeal process. The workshop included residential, commercial, and personal property sections.
- **Arkansas (2017)** – Provided consulting services to a county assessor's office that involved a review of a multiple regression analysis developed for the valuation of commercial property.
- **Texas (2018-2021)** – Provided multiple appraisal districts capitalization rate and gross rent multiplier (GRM) studies used in the valuation of apartments, hotels, self-storage, mobile home/RV parks, workforce housing, and duplex/triplex/fourplex properties.

PRESENTATIONS/COMMITTEES:

International Association of Assessing Officers

- Instructor Evaluation Workshop, Panelist 2021
- Journal of Property Tax Assessment & Administration Editorial Review Board, 2019, 2020
- Professional Development Committee, 2019
- Subject Matter Expert for course revision and creation of online content for IAAO Course 102, Income Approach to Valuation, 2019-2020
- Education Committee, 2016-2018, Chair 2017-2018
- Consultant for Professional Consulting Services of IAAO, LLC, 2019 to present

Kansas County Appraisers Association

- Affordable Housing Committee, 2011 to present, past chair
- Orion CAMA System Enhancement Committee, 2017 to present
- Public Relations & Newsletter, 2019 to present
- Special Projects-Studies/Ratio/Geospatial Committee, 2011 to present, current chair

Conferences and Presentations

- Presented various topics at annual conferences and education offerings since 2012:
    - International Association of Assessing Officers (IAAO)
    - Kansas County Appraiser's Association (KCAA)
    - Missouri State Assessor's Association (MSAA)
    - Nebraska Association of County Officials (NACO)
    - North Dakota Association of Assessing Officers (NDAAO)
    - Arkansas Assessment Coordination Department (AACD)
    - Illinois Property Assessment Institute (IPAI)
    - Idaho State Tax Commission (ISTC)
    - Washington Department of Revenue (WA-DOR)
    - Texas Association of Appraisal Districts (TAAD)
    - Georgia Association of Assessing Officers (GAAO)
    - Wisconsin Association of Assessing Officers (WAAO)
    - Minnesota Association of Assessing Officers (MAAO)
    - North Central Region Association of Assessing Officers (NCRAAO)
    - Northeastern Regional Association of Assessing Officers (NRAAO)

Hon. Edward A Crapo, ASA, AAS, FIAAO
17722 SE 59th Street,
Micanopy, FL 32667
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I have over forty years of real estate, appraisal, mass appraisal, geographic information systems, cadastre, and property tax administration experience. I was elected to the position of Alachua County Property Appraiser in 1980 and have continuously served in that position for 40 years. Under my leadership, the office successfully transitioned from an analog, paper and file cabinet, operation to a highly sophisticated digital operation. Under my leadership the office became the benchmark others strove to be. I have consulted with other governments in the U.S. and abroad and established a solid reputation as a leader and manager. I am highly skilled in analyzing problems, establishing, and fostering functional organizational units and developing, and implementing solutions for increased business effectiveness. I am a recognized presenter at seminars and workshops across the US for over twenty years, as well as in Canada, Costa Rica, Hong Kong, Poland, and the United Kingdom.

I was active in both my professional and community associations having served as president of the International Association of Assessing Officers as well as the American Society of Appraisers North Central Florida Chapter, the State Association of Assessors, the local Arts Association, served on the Board of Regents of the Centre for Advanced Property Economics, a Member of the North American Appraisal Alliance Task Force and many other professional and community organizations. I was previously a managing partner in TEAM Consulting, LLC, a position I held for 23 years. TEAM Consulting has delivered evaluation services, technical support and educational materials and instruction to jurisdictions across the U.S.

EDUCATION

- BA - Hobart College – Geneva, New York
- Post Graduate Studies – University of Florida
- Extensive Courses and workshops from IAAO, IPTI, ASA and other Appraisal Associations
- Earned the ASA (Accredited Senior Appraiser) from the American Society of Appraisers
- Earned the AAS (Assessment Administration Specialist) from IAAO
- Awarded Fellow status by IAAO

OTHER PROFESSIONAL ACTIVITIES

- Anchorage, Alaska – Evaluated office practices, determined if they were meeting required standards and made recommendations for improvements.
- United States Virgin Islands – Evaluated the office practices and developed a report for the Court as well as assisted in the production of several tax rolls.
- Washington, DC – Assess the practices of the office for compliance and make recommendations for improvements.
- Poland – To make various jurisdictions aware of the tools and techniques of assessing offices for implementation in their emerging economies.
- Coventry, RI – Evaluate the assessment practices of the office and develop a report on compliance with IAAO standards.
- Newport News, Virginia - evaluate and report to the Commission on the practices of the jurisdictions, their compliance with statutory requirements and IAAO standards
- Suffolk, Virginia - To evaluate and report to the Commission on the practices of the jurisdictions, their compliance with statutory requirements and IAAO standards
- Hampton, Virginia - To evaluate and report to the Commission on the practices of the jurisdictions, their compliance with statutory requirements and IAAO standards
- Portsmouth, Virginia - To evaluate and report to the Commission on the practices of the jurisdictions, their compliance with statutory requirements and IAAO standards
- York County Virginia – To evaluate and report to the Commission on the practices of the jurisdictions, their compliance with statutory requirements and IAAO standards.
- East St Louis, Illinois – To review and test the practices of the office for recommendations for improvements.
- Nassau County, NY – Assisted in defending the Assessment Office in litigation.

Honors

- 2004 & 2021 – Good Government Award – Builders Association of North Central Florida
- 2017 – Professional Development Lifetime Achievement Award, IAAO
- 2016-2017 – Appointed by the Lt Governor of the US Virgin Islands as a member of the USVI Real Property Tax Reform Task Force
- 2004, 2010 & 2016 - Certificate of Excellence in Assessment Administration, International Association of Assessing Officers
- 2015 – SAG Award, ESRI
- 2013 - Certificate of Appreciation, Florida Chapter, International Association of Assessing Officers
- 2012 – Alfred A Ring Distinguished Speaker, Bergstrom Center of Real Estate, University of Florida
- 2011 – Clifford B Allen, Most Valuable Member, IAAO
- 2005 - Leadership Award, Junior Achievement
- 2003 – Elected Official of the Year – League of Women Voters
- 2000 – Congressional Recognition for Service, U S House of Representatives
- 2002 – Individual Who Makes a Significant Difference, ESRI
- 1993 & 1999 – Herb Lockey, Most Valuable Member, Florida Association of Property Appraisers
- 1998 – Harry S Truman Award – Alachua County Democratic Party
- 1995 - Honorary Blue Key Membership, Florida Blue Key, University of Florida
- 1991-1995 - Appointed by the Governor to the Florida Advisory Council on Intergovernmental Relations

PUBLICATIONS

- 2003 - “Profiling”, IAAO
- 1999 - “Quality Management”, IAAO
- 1994 - “Reinventing Ourselves, Industrial Engineering for Assessment Operations”

CONFERENCE PRESENTATIONS

- 2016 – “Leveraging ArcGIS in the Cloud: Doing More with Less” – IAAO/URISA
- 2012 – “Reflections on Property Tax, Appraisal Valuation, Florida History and Change” - University of Florida
- 2005 – “Managing People and Data” – IAAO/URISA
- 2003 – “Appraising for Ad Valorem” – ASA
- 2003 – “The Keys to Success” – IPTI
- 2003 – “Evolution of Property Taxes – Pathway to Success” – IPTI
- 2003 & 1999 - “The Big Picture” Florida Chapter – IAAO
- 1993 – “How Land Planning Destabilizes Property Values” – University of Florida
- 2002 – “The Basis of Assessment – Land, Capital or Annual Rental Value” – IPTI
- 2002 – “Integrating Map Maintenance and Business Processes in Local Government” – ESRI
- 1999 & 1997 – “GIS” IAAO/URISA
- 1997 – “Quality Management” – IAAO
- 1996 – “Value Adjustment Boards” - Florida Chapter – IAAO
- 1996 – “Tools of Quality” – IAAO

Robert T. Lee, Esq., J.D., AAS
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Robert has more than 38 years of experience in the property assessment field. He worked for the Comptroller of the Treasury, State of Tennessee for 30 years before retiring in February 2015 when he started solo law practice. He has worked extensively with local assessment officials on property tax issues.

Robert began his career with the Comptroller's Office after graduating from Tennessee Technological University in 1984.

From 1984 to 1987 he served as a field appraiser for the Tennessee Division of Property Assessments and became the Personal Property Appraiser in 1987 responsible for the oversight and assistance for personal property assessments.

After obtaining his law degree from the Nashville School of Law in 1989, he moved into the position of Staff Attorney for the Tennessee Division of Property Assessments.

In 1993 Robert became the Staff Attorney for the Office of the Comptroller of the Treasury providing legal assistance for all 11 divisions of the Comptroller's Office.

Robert was named General Counsel in 2001 where he was responsible for providing legal guidance to the Comptroller, working with legislative issues and the overseeing the legal staff for the Comptroller's Office.

Robert has been frequent speaker and presenter on property tax and assessment issues throughout the United States and authored the Tennessee Assessment Law course offered by the Tennessee Division of Property Assessments.

Robert has been a member of the International Association of Assessing Officers (IAAO) since 1994 and earned his Assessment Administration Specialist (AAS) designation in 2018. He served 4 terms on the Legal Committee / Legal Task Force for IAAO and served as IAAO State Representative for several years. He currently serves on the Board of Directors for IAAO.

Robert is a Senior Specialty Instructor for the IAAO teaching Assessment Administration (Course 400), Tax Policy (Course 402), Workshop on Property Tax Policy (Workshop 403) and AAS Case Study Review (Workshop 852). He is an instructor for TEAM Consulting, LLC.

Robert's primary area of legal practice is in the areas of property tax, local finance and general government issues. He has tried numerous appeals through the administrative process before the Tennessee State Board of Equalization, Tennessee Chancery & Circuit Courts and Tennessee Court of Appeals.