

# Wyoming Property Tax - Comparisons with Surrounding States and North Dakota

From 50-State Property Tax Comparison Study For Taxes Paid in 2022 prepared by the Lincoln Institute of Land Policy

## Homestead Property Taxes for the Largest City in Each State: Median Valued Homes, with Assessment Limits

State	City	Effective Tax Rate (%)	Rank	Tax Bill Amount	Rank	Median Value Home
Colorado	Denver	0.519%	48	\$2,808	30	\$541,500
Idaho	Boise	0.622%	44	\$2,864	27	\$460,200
Montana	Billings	0.932%	31	\$2,704	31	\$290,000
Nebraska	Omaha	2.006%	7	\$4,251	13	\$211,900
North Dakota	Fargo	1.212%	22	\$2,891	26	\$238,600
South Dakota	Sioux Falls	1.348%	16	\$3,364	22	\$249,600
Utah	Salt Lake City	0.577%	45	\$2,651	32	\$459,800
Wyoming	Cheyenne	0.645%	43	\$1,780	45	\$276,100

## Homestead Property Taxes for Selected Rural Municipalities: Median Valued Homes

State	City	Effective Tax Rate (%)	Rank	Tax Bill Amount	Rank	Median Value Home
Colorado	Walsenburg	0.644%	39	\$680	44	\$105,600
Idaho	Saint Anthony	0.383%	48	\$584	47	\$152,500
Montana	Glascow	1.142%	25	\$1,887	21	\$165,300
Nebraska	Sidney	2.248%	4	\$2,354	15	\$104,700
North Dakota	Devils Lake	1.331%	21	\$1,904	20	\$143,000
South Dakota	Vermillion	1.799%	14	\$3,050	11	\$169,500
Utah	Richfield	0.587%	42	\$1,189	33	\$202,600
Wyoming	Worland	0.709%	37	\$1,153	34	\$162,700

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### Commercial Property Taxes for the Largest City in Each State

State	City	Land and Building Value \$100,000			Land and Building Value \$1 Million			Land and Building Value \$25 Million		
		Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank
Colorado	Denver	1.776%	\$2,131	25	2.137%	\$25,642	16	2.137%	\$641,062	17
Idaho	Boise	0.661%	\$794	52	0.661%	\$7,938	52	0.799%	\$239,653	50
Montana	Billings	1.094%	\$1,313	45	1.094%	\$13,130	46	1.250%	\$374,867	40
Nebraska	Omaha	1.876%	\$2,252	20	2.045%	\$24,534	18	2.062%	\$618,735	19
North Dakota	Fargo	1.122%	\$1,346	44	1.122%	\$13,462	45	1.122%	\$336,549	46
South Dakota	Sioux Falls	1.281%	\$1,537	36	1.281%	\$15,370	38	1.281%	\$384,262	39
Utah	Salt Lake City	0.827%	\$993	49	1.003%	\$12,003	47	1.003%	\$300,831	47
Wyoming	Cheyenne	0.600%	\$720	53	0.600%	\$7,200	53	0.600%	\$179,999	53

### Commercial Property Taxes for Selected Rural Municipalities

State	City	Land and Building Value \$100,000			Land and Building Value \$1 Million			Land and Building Value \$25 Million		
		Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank
Colorado	Walsenburg	2.181%	\$2,618	9	2.618%	\$31,413	6	2.618%	\$785,323	7
Idaho	Saint Anthony	0.740%	\$888	47	0.740%	\$8,881	47	0.917%	\$275,005	42
Montana	Glasgow	1.510%	\$1,812	27	1.510%	\$18,117	27	1.704%	\$511,296	23
Nebraska	Sidney	2.076%	\$2,491	12	2.257%	\$27,088	10	2.277%	\$683,025	10
North Dakota	Devils Lake	1.233%	\$1,479	31	1.233%	\$14,791	31	1.233%	\$369,780	31
South Dakota	Vermillion	1.319%	\$1,583	28	1.319%	\$15,828	28	1.319%	\$395,695	28
Utah	Richfield	0.813%	\$976	46	0.996%	\$11,950	39	0.996%	\$298,743	40
Wyoming	Worland	0.658%	\$790	49	0.658%	\$7,901	49	0.658%	\$197,514	49

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### Industrial Property Taxes for the Largest City in Each State (Personal Property = 50% of Total Parcel Value)

State	City	Land and Building Value \$100,000			Land and Building Value \$1 Million			Land and Building Value \$25 Million		
		Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank
Colorado	Denver	1.715%	\$3,430	12	1.715%	\$34,298	12	1.715%	\$857,454	15
Idaho	Boise	0.397%	\$794	53	0.549%	\$10,974	51	0.653%	\$326,396	48
Montana	Billings	0.657%	\$1,313	46	0.805%	\$16,105	41	1.121%	\$560,305	35
Nebraska	Omaha	1.574%	\$3,148	16	1.675%	\$33,499	13	1.686%	\$842,856	16
North Dakota	Fargo	0.673%	\$1,346	45	0.673%	\$13,462	47	0.673%	\$336,549	47
South Dakota	Sioux Falls	0.769%	\$1,537	39	0.769%	\$15,370	42	0.769%	\$384,262	42
Utah	Salt Lake City	0.812%	\$1,625	38	0.812%	\$16,248	40	0.812%	\$406,201	41
Wyoming	Cheyenne	0.760%	\$1,519	40	0.760%	\$15,190	43	0.760%	\$379,757	43

### Industrial Property Taxes for the Largest City in Each State (Personal Property = 60% of Total Parcel Value)

State	City	Land and Building Value \$100,000			Land and Building Value \$1 Million			Land and Building Value \$25 Million		
		Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank
Colorado	Denver	1.632%	\$4,079	11	1.632%	\$40,790	12	1.632%	\$1,019,748	13
Idaho	Boise	0.318%	\$794	53	0.543%	\$13,576	48	0.626%	\$391,453	45
Montana	Billings	0.525%	\$1,313	48	0.763%	\$19,080	40	1.134%	\$709,053	30
Nebraska	Omaha	1.528%	\$3,821	12	1.609%	\$40,223	13	1.618%	\$1,010,947	14
North Dakota	Fargo	0.538%	\$1,346	47	0.538%	\$13,462	50	0.538%	\$336,549	50
South Dakota	Sioux Falls	0.615%	\$1,537	43	0.615%	\$15,370	46	0.615%	\$384,262	47
Utah	Salt Lake City	0.776%	\$1,941	36	0.776%	\$19,409	39	0.776%	\$485,229	40
Wyoming	Cheyenne	0.707%	\$1,768	38	0.707%	\$17,680	41	0.707%	\$442,012	41

**Wyoming Property Tax - Comparisons with Surrounding States and North Dakota**  
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**Industrial Property Taxes for Selected Rural Municipalities (Personal Property = 50% of Total Parcel Value)**

State	City	Land and Building Value \$100,000			Land and Building Value \$1 Million			Land and Building Value \$25 Million		
		Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank
Colorado	Walsenburg	2.094%	\$4,188	4	2.094%	\$41,884	4	2.094%	\$1,047,097	4
Idaho	Saint Anthony	0.444%	\$888	48	0.639%	\$12,785	48	0.773%	\$386,570	43
Montana	Glascow	0.906%	\$1,812	31	1.092%	\$21,843	22	1.487%	\$743,578	13
Nebraska	Sidney	1.730%	\$3,460	7	1.839%	\$36,786	7	1.851%	\$925,458	7
North Dakota	Devils Lake	0.740%	\$1,479	42	0.740%	\$14,791	43	0.740%	\$369,780	44
South Dakota	Vermillion	0.791%	\$1,583	38	0.791%	\$15,828	41	0.791%	\$395,695	41
Utah	Richfield	0.817%	\$1,633	36	0.817%	\$16,331	39	0.817%	\$408,263	39
Wyoming	Worland	0.701%	\$1,401	43	0.701%	\$14,012	44	0.701%	\$350,290	45

**Industrial Property Taxes for Selected Rural Municipalities (Personal Property = 60% of Total Parcel Value)**

State	City	Land and Building Value \$100,000			Land and Building Value \$1 Million			Land and Building Value \$25 Million		
		Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank	Tax Rate	Tax Bill	Rank
Colorado	Walsenburg	1.989%	\$4,974	5	1.989%	\$49,737	5	1.989%	\$1,243,428	5
Idaho	Saint Anthony	0.355%	\$888	48	0.645%	\$16,132	44	0.752%	\$470,243	40
Montana	Glascow	0.725%	\$1,812	39	1.023%	\$25,569	21	1.488%	\$929,900	11
Nebraska	Sidney	1.675%	\$4,188	7	1.762%	\$44,059	7	1.772%	\$1,107,282	7
North Dakota	Devils Lake	0.592%	\$1,479	45	0.592%	\$14,791	47	0.592%	\$369,780	47
South Dakota	Vermillion	0.633%	\$1,583	42	0.633%	\$15,828	45	0.633%	\$395,695	45
Utah	Richfield	0.785%	\$1,962	34	0.785%	\$19,616	38	0.785%	\$490,403	38
Wyoming	Worland	0.666%	\$1,664	40	0.666%	\$16,639	42	0.666%	\$415,969	43

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### Average of State Rankings by Property Category

State	Homestead Tax Rate Rank	Tax Bill Rank	Commercial Rank	Industrial Rank
Colorado	44	37	13	9
Idaho	46	37	48	47
Montana	28	26	35	31
Nebraska	6	14	15	11
North Dakota	22	23	38	46
South Dakota	15	17	33	43
Utah	44	33	45	38
Wyoming	40	40	51	42