Assessed Values of Properties Recently Sold

Below are examples of areas with some properties that are subject to Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv) and some that are not due to a recent sale. The properties are grouped by neighborhood (NBHD) and neighborhood extension (EXT)[1]. Unless otherwise noted, the properties are sorted by assessed value in descending order. Recent sales are in bold.

EXAMPLE 1: Big Horn County, NBHD-EXT 435-20

This is an example of properties grouped together based on similarities other than proximity to each other.[2]

ACCOUNTNO	FMV	Extended Actual Value	ASSESSED VALUE	Effective Assessment Rate	SALEDATE
R0015175	230,948	208,776	19,834	8.59%	
R0005211	243,557	173,776	16,509	6.78%	
R0005101	**148,829**	**148,829**	**14,139**	**9.50%**	**9/22/2025**
R0003106	207,209	119,213	11,325	5.47%	
R0001197	89,157	68,036	6,463	7.25%	

[3]

[1] NBHD and EXT are fields in the CAMA system used by assessors to group like properties together for setting values. One common way these fields are used is that NBHD includes properties in a specific geographic location and EXT denotes type of property, such as townhome or single family home.

[2] Effective Assessment Rate = Assessed Value / Fair Market Value, or the percentage of fair market value assessed after applying Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv). This is a term and a calculation created by the Board, not the Department or the CAMA System.

[3] Extended Actual Value is a term used by the CAMA system that refers to a property's Fair Market Value after application of Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv).

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EXAMPLE 2: Albany County, NBHD-EXT 545-1 (Richard's Park)

ACCOUNTNO	FMV	Extended Actual Value	ASSESSED VALUE	Effective Assessment Rate	SALEDATE
R0010500	513,765	498,215	47,330	9.21%	
R0010498	507,484	495,764	47,098	9.28%	
R0010506	506,105	493,049	46,840	9.25%	
R0010508	503,877	492,881	46,824	9.29%	
R0010485	505,686	488,762	46,432	9.18%	10/13/2023
R0010484	495,389	485,553	46,128	9.31%	
R0010481	***485,105***	***485,105***	***46,085***	***9.50%***	***6/30/2025***
R0010497	496,489	483,471	45,930	9.25%	
R0010486	494,953	479,682	45,570	9.21%	
R0010505	493,851	479,278	45,531	9.22%	
R0010492	489,035	479,119	45,516	9.31%	6/30/2023
R0010509	***477,627***	***477,627***	***45,375***	***9.50%***	***4/15/2025***
R0010512	***475,366***	***475,366***	***45,160***	***9.50%***	***5/16/2025***
R0010503	484,070	472,230	44,862	9.27%	
R0010516	***471,992***	***471,992***	***44,839***	***9.50%***	***5/30/2025***
R0010482	481,005	470,654	44,712	9.30%	
R0010489	483,170	470,435	44,691	9.25%	
R0010496	480,797	468,730	44,529	9.26%	
R0010501	479,351	465,621	44,234	9.23%	
R0010477	471,854	462,699	43,956	9.32%	
R0010480	471,985	462,364	43,925	9.31%	
R0010507	471,789	461,336	43,827	9.29%	
R0010502	469,677	457,837	43,495	9.26%	
R0010491	467,742	457,514	43,464	9.29%	
R0010490	467,546	456,795	43,396	9.28%	
R0010513	464,420	454,575	43,185	9.30%	
R0010495	462,543	451,356	42,879	9.27%	3/3/2023
R0010478	460,206	450,821	42,828	9.31%	
R0010515	453,390	442,324	42,021	9.27%	
R0010510	443,536	433,325	41,166	9.28%	9/29/2023
R0010499	443,652	430,049	40,855	9.21%	
R0010479	420,235	411,116	39,056	9.29%	8/7/2024
R0010494	420,273	407,436	38,706	9.21%	
R0010514	412,253	401,547	38,147	9.25%	
R0010483	411,764	401,399	38,133	9.26%	
R0010511	377,304	367,093	34,874	9.24%	

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EXAMPLE 3: Sweetwater County, Village Park

ACCOUNTNO	FMV	Extended Actual Value	ASSESSED VALUE	Effective Assessment Rate	SALEDATE
R0113722	**142,420**	**142,420**	**13,530**	**9.50%**	**8/30/2024**
R0113724	153,970	138,213	13,130	8.53%	
R0113723	152,845	137,311	13,045	8.53%	
R0113707	**131,610**	**131,610**	**12,503**	**9.50%**	**9/15/2023**
R0113728	145,501	130,592	12,406	8.53%	
R0113726	142,890	128,353	12,194	8.53%	
R0113721	140,279	126,207	11,990	8.55%	
R0113711	**123,916**	**123,916**	**11,772**	**9.50%**	**8/4/2025**
R0113706	136,926	123,052	11,690	8.54%	
R0113719	134,367	120,894	11,485	8.55%	
R0113725	130,696	117,519	11,164	8.54%	
R0113718	130,706	116,543	11,072	8.47%	
R0113720	128,074	115,431	10,966	8.56%	
R0113732	126,089	113,634	10,795	8.56%	
R0113713	**113,596**	**113,596**	**10,792**	**9.50%**	**12/13/2024**
R0113727	124,645	112,262	10,665	8.56%	
R0113705	123,534	111,462	10,589	8.57%	
R0113708	123,534	111,462	10,589	8.57%	
R0113710	121,295	109,730	10,424	8.59%	
R0113730	119,396	108,060	10,266	8.60%	
R0113712	119,528	107,842	10,245	8.57%	
R0113715	**106,105**	**106,105**	**10,080**	**9.50%**	**6/20/2025**
R0113729	115,815	104,566	9,934	8.58%	
R0113716	115,266	104,057	9,885	8.58%	
R0113709	113,596	102,597	9,747	8.58%	
R0113717	112,793	101,886	9,679	8.58%	
R0113714	106,105	96,330	9,151	8.62%	
R0113731	106,105	96,330	9,151	8.62%	

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EXAMPLE 4: Campbell County, NBHD-EXT 2267-1

ACCOUNTNO	FMV	Extended Actual Value	ASSESSED VALUE	Effective Assessment Rate	SALEDATE
R0034817	602,081	507,664	48,228	8.01%	
R0034830	492,574	462,991	43,984	8.93%	2/29/2024
R0034814	507,869	403,829	38,364	7.55%	
R0034798	**400,698**	**400,698**	**38,066**	**9.50%**	**5/28/2025**
R0035632	488,055	393,616	37,394	7.66%	
R0034804	**369,846**	**369,846**	**35,135**	**9.50%**	**6/4/2025**
R0035654	450,389	356,424	33,860	7.52%	
R0035642	405,211	310,774	29,524	7.29%	
R0035681	524,106	299,454	28,448	5.43%	
R0035647	325,332	293,609	27,893	8.57%	5/20/2024
R0035656	311,288	272,478	25,885	8.32%	2/29/2024
R0035057	360,591	266,164	25,286	7.01%	
R0035065	328,797	234,366	22,265	6.77%	6/13/2024
R0035636	328,920	218,829	20,789	6.32%	
R0035645	307,672	213,233	20,257	6.58%	
R0034815	305,130	207,127	19,677	6.45%	
R0034812	202,424	202,424	19,230	9.50%	
R0034818	200,193	200,193	19,018	9.50%	5/24/2024
R0034801	224,723	195,198	18,544	8.25%	9/24/2024
R0034805	**193,536**	**193,536**	**18,386**	**9.50%**	**11/14/2025**
R0035052	285,163	190,732	18,120	6.35%	
R0035684	201,631	172,000	16,340	8.10%	1/31/2024
R0035051	198,657	169,972	16,147	8.13%	5/8/2024
R0035678	261,155	166,805	15,846	6.07%	
R0034809	253,542	159,181	15,122	5.96%	
R0034811	220,072	125,713	11,943	5.43%	
R0035056	**271,167**	**111,868**	**10,627**	**3.92%**	**8/13/2025**
R0034799	194,068	89,620	8,514	4.39%	

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EXAMPLE 5: Converse County

ACCOUNTNO	FMV	Extended Actual Value	ASSESSED VALUE	Effective Assessment Rate	SALEDATE
R0016205	496,793	475,945	45,215	9.10%	10/20/2023
R0016209	**424,517**	**419,731**	**39,874**	**9.39%**	**10/22/2025**
R0016175	398,484	394,036	37,433	9.39%	7/15/2024
R0016186	397,392	393,050	37,340	9.40%	
R0016190	391,804	389,042	36,959	9.43%	
R0016581	394,958	385,366	36,610	9.27%	
R0016189	381,037	376,784	35,794	9.39%	8/15/2024
R0016167	378,399	370,890	35,235	9.31%	6/16/2023
R0016185	377,170	370,850	35,231	9.34%	
R0015204	378,583	365,315	34,705	9.17%	
R0016195	368,962	365,271	34,701	9.40%	4/4/2024
R0016200	351,474	347,822	33,043	9.40%	
R0016182	349,445	345,285	32,802	9.39%	
R0016198	347,289	338,748	32,181	9.27%	
R0016199	393,439	338,523	32,160	8.17%	6/22/2023
R0016194	**332,867**	**332,867**	**31,622**	**9.50%**	**4/9/2025**
R0016188	333,159	330,024	31,352	9.41%	
R0016187	378,296	325,960	30,966	8.19%	
R0017768	324,732	321,788	30,570	9.41%	
R0016179	320,517	318,059	30,216	9.43%	
R0016181	320,170	316,672	30,084	9.40%	
R0016191	321,508	313,914	29,822	9.28%	7/1/2024
R0015203	311,889	309,184	29,372	9.42%	
R0016178	**300,304**	**297,231**	**28,237**	**9.40%**	**2/7/2025**
R0016176	292,569	287,794	27,340	9.34%	
R0016177	292,569	287,794	27,340	9.34%	
R0016180	288,627	285,523	27,125	9.40%	
R0016174	**282,480**	**282,480**	**26,836**	**9.50%**	**11/3/2025**
R0016202	285,369	282,282	26,817	9.40%	
R0016171	278,064	275,418	26,165	9.41%	9/7/2023
R0016197	**182,428**	**182,428**	**17,331**	**9.50%**	**6/24/2025**