

APPENDIX B – Inversion Examples

The following inversion¹ reports are examples, one from each county, of a subject property compared to properties within the same county and Land Economic Area (LEA²), that have a higher Fair Market Value (FMV) but a lower Assessed Value.

COUNTY	Albany
ACCOUNT	R0005779
LEA	523
FAIR MARKET VALUE	388,175
ASSESSED VALUE	35,430
EFFECTIVE ASSESSMENT RATIO	9.13%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0005715	405,551	35,410	8.73%
R0005719	396,197	33,288	8.40%
R0005723	401,945	31,288	7.78%
R0005739	402,573	35,339	8.78%
R0005771	392,643	33,798	8.61%
R0005837	402,840	34,425	8.55%
R0006962	408,059	33,823	8.29%

¹ An “inversion” is an instance in which a subject property has a lower Fair Market Value (FMV) than a comparison property but a higher Assessed Value. For example, a subject property could have a FMV of \$500,000 and an assessed value of \$40,000, while a comparison property has a FMV of \$600,000 and an Assessed Value of \$30,000. This is a term and a calculation created by the Board, not the Department or the CAMA System.

² An LEA is a geographical region within a county which the assessor determines and uses to group like property together for valuation purposes. In layman’s terms, it means a “part of the county.”

APPENDIX B – Inversion Examples

COUNTY	BigHorn
ACCOUNT	R0006921
LEA	31
FAIR MARKET VALUE	225,465
ASSESSED VALUE	19,959
EFFECTIVE ASSESSMENT RATIO	8.85%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0006025	280,184	19,922	7.11%
R0006090	227,837	19,885	8.73%
R0006372	225,479	19,625	8.70%
R0006538	226,708	19,867	8.76%
R0006817	233,306	18,387	7.88%
R0006890	233,243	19,581	8.40%
R0006919	225,513	19,830	8.79%
R0006952	225,485	19,810	8.79%
R0007008	241,524	14,536	6.02%

APPENDIX B – Inversion Examples

COUNTY	Campbell
ACCOUNT	R0013981
LEA	336
FAIR MARKET VALUE	320,609
ASSESSED VALUE	28,765
EFFECTIVE ASSESSMENT RATIO	8.97%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0010169	330,075	27,534	8.34%
R0011254	346,677	27,419	7.91%
R0011443	344,097	28,346	8.24%
R0011610	326,180	26,898	8.25%
R0011817	383,816	28,264	7.36%
R0012098	335,931	28,671	8.53%
R0014095	365,463	26,340	7.21%
R0014103	322,130	27,549	8.55%
R0023234	328,789	27,858	8.47%

APPENDIX B – Inversion Examples

COUNTY	Carbon
ACCOUNT	R0018221
LEA	689
FAIR MARKET VALUE	207,992
ASSESSED VALUE	19,759
EFFECTIVE ASSESSMENT RATIO	9.50%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0001120	217,162	18,410	8.48%
R0001163	228,373	17,749	7.77%
R0002316	256,360	13,463	5.25%
R0002745	219,368	16,094	7.34%
R0002797	229,437	16,661	7.26%
R0005124	296,242	19,675	6.64%
R0005176	234,490	18,390	7.84%
R0005236	271,189	10,900	4.02%
R0005981	214,113	16,929	7.91%

APPENDIX B – Inversion Examples

COUNTY	Converse
ACCOUNT	R0008751
LEA	1333
FAIR MARKET VALUE	275,878
ASSESSED VALUE	26,158
EFFECTIVE ASSESSMENT RATIO	9.48%

EFFECTIVE ASSESSMENT			
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0008687	277,177	25,964	9.37%
R0008910	279,770	25,793	9.22%
R0008962	276,033	25,611	9.28%
R0009013	277,684	25,949	9.34%
R0009027	276,786	25,898	9.36%

APPENDIX B – Inversion Examples

COUNTY	Crook
ACCOUNT	R0009796
LEA	1826
FAIR MARKET VALUE	318,506
ASSESSED VALUE	30,258
EFFECTIVE ASSESSMENT RATIO	9.50%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0001005	327,504	29,826	9.11%
R0001037	328,709	29,726	9.04%
R0001719	334,717	30,139	9.00%
R0002034	321,287	29,724	9.25%
R0002561	326,183	29,903	9.17%
R0009778	324,216	29,700	9.16%
R0009794	321,230	29,417	9.16%

APPENDIX B – Inversion Examples

COUNTY	Fremont
ACCOUNT	R0028942
LEA	2202
FAIR MARKET VALUE	307,334
ASSESSED VALUE	29,146
EFFECTIVE ASSESSMENT RATIO	9.48%

				EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE		RATIO
R0017634	314,258	28,597		9.10%
R0017646	316,606	28,817		9.10%
R0017653	324,938	25,883		7.97%
R0017661	312,846	28,935		9.25%
R0017674	312,923	28,431		9.09%
R0017730	310,443	28,321		9.12%

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R0017646	316,606	28,817	9.10%	
R0017653	324,938	25,883	7.97%	
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R0017674	312,923	28,431	9.09%	
R0017730	310,443	28,321	9.12%	

APPENDIX B – Inversion Examples

COUNTY	HotSprings
ACCOUNT	R0000135
LEA	15SW65
FAIR MARKET VALUE	231,444
ASSESSED VALUE	20,334
EFFECTIVE ASSESSMENT RATIO	8.79%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0000622	245,312	15,563	6.34%
R0000691	263,466	16,143	6.13%
R0001816	235,187	19,941	8.48%
R0001913	252,847	16,087	6.36%
R0002150	238,007	20,044	8.42%
R0002237	248,004	20,300	8.19%
R0006586	233,746	20,179	8.63%

APPENDIX B – Inversion Examples

COUNTY	Johnson
ACCOUNT	R0005103
LEA	1620
FAIR MARKET VALUE	372,762
ASSESSED VALUE	30,347
EFFECTIVE ASSESSMENT RATIO	8.14%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0001954	392,128	29,543	7.53%
R0004479	414,817	28,058	6.76%
R0004488	394,211	29,921	7.59%
R0004506	382,409	29,708	7.77%
R0004524	386,899	27,921	7.22%
R0004805	377,625	27,215	7.21%
R0005648	418,878	22,165	5.29%

APPENDIX B – Inversion Examples

COUNTY	Laramie
ACCOUNT	R0031605
LEA	201
FAIR MARKET VALUE	393,712
ASSESSED VALUE	36,775
EFFECTIVE ASSESSMENT RATIO	9.34%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0031396	413,061	33,995	8.23%
R0031564	407,174	34,731	8.53%
R0031630	396,938	36,565	9.21%
R0031643	395,650	36,387	9.20%
R0031646	478,815	36,442	7.61%
R0031735	436,564	30,282	6.94%
R0031890	396,447	36,749	9.27%
R0032559	398,168	36,695	9.22%
R0032581	400,804	36,648	9.14%
R0032596	406,815	35,596	8.75%

APPENDIX B – Inversion Examples

COUNTY	Lincoln
ACCOUNT	R0012487
LEA	1267
FAIR MARKET VALUE	496,211
ASSESSED VALUE	47,140
EFFECTIVE ASSESSMENT RATIO	9.50%

EFFECTIVE ASSESSMENT			
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0012462	535,130	46,347	8.66%
R0012490	686,955	45,255	6.59%
R0012545	523,820	45,210	8.63%
R0012760	548,354	42,714	7.79%
R0012771	521,982	42,429	8.13%
R0012792	568,448	45,400	7.99%

APPENDIX B – Inversion Examples

COUNTY	Natrona
ACCOUNT	R0020030
LEA	EASTGATE 1
FAIR MARKET VALUE	318,018
ASSESSED VALUE	29,759
EFFECTIVE ASSESSMENT RATIO	9.36%

ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	EFFECTIVE
			ASSESSMENT
			RATIO
R0019397	322,601	29,146	9.03%
R0019401	391,589	24,706	6.31%
R0019530	318,279	29,739	9.34%
R0019617	326,296	28,625	8.77%
R0019622	331,381	29,159	8.80%
R0019744	358,305	29,412	8.21%
R0019760	360,928	28,359	7.86%
R0019761	343,619	27,341	7.96%
R0019857	336,169	26,719	7.95%
R0020007	329,984	25,659	7.78%

APPENDIX B – Inversion Examples

COUNTY	Niobrara
ACCOUNT	R0000973
LEA	5000
FAIR MARKET VALUE	129,780
ASSESSED VALUE	11,278
EFFECTIVE ASSESSMENT RATIO	8.69%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0000984	136,381	11,255	8.25%
R0001012	150,586	8,091	5.37%
R0001056	146,268	11,045	7.55%
R0001057	131,489	9,622	7.32%
R0001143	131,822	11,271	8.55%
R0001202	131,844	11,067	8.39%

APPENDIX B – Inversion Examples

COUNTY	Park
ACCOUNT	R0000744
LEA	P8
FAIR MARKET VALUE	477,555
ASSESSED VALUE	42,476
EFFECTIVE ASSESSMENT RATIO	8.89%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0000746	481,621	42,382	8.80%
R0001273	481,725	42,075	8.73%
R0001483	487,965	40,873	8.38%
R0001741	480,291	42,302	8.81%
R0035205	523,574	38,867	7.42%

APPENDIX B – Inversion Examples

COUNTY	Platte
ACCOUNT	R0009987
LEA	15TH70
FAIR MARKET VALUE	252,012
ASSESSED VALUE	23,941
EFFECTIVE ASSESSMENT RATIO	9.50%

EFFECTIVE ASSESSMENT			
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0003527	257,541	23,886	9.27%
R0009990	257,441	23,935	9.30%
R0009991	254,854	23,705	9.30%
R0009997	253,995	23,801	9.37%
R0010008	254,869	23,742	9.32%
R0010030	254,746	23,611	9.27%
R0010036	254,124	23,561	9.27%

APPENDIX B – Inversion Examples

COUNTY	Sheridan
ACCOUNT	R0032600
LEA	15SE30
FAIR MARKET VALUE	472,843
ASSESSED VALUE	44,920
EFFECTIVE ASSESSMENT RATIO	9.50%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0005909	479,811	42,719	8.90%
R0005911	488,251	42,798	8.77%
R0005935	493,774	44,197	8.95%
R0018623	493,270	44,382	9.00%
R0020322	478,298	42,981	8.99%
R0027383	481,715	44,811	9.30%
R0027421	472,948	43,753	9.25%
R0027431	478,267	44,451	9.29%
R0027447	479,443	44,563	9.29%
R0031086	476,459	44,210	9.28%

APPENDIX B – Inversion Examples

COUNTY	Sublette
ACCOUNT	R0003884
LEA	15012A
FAIR MARKET VALUE	402,588
ASSESSED VALUE	36,112
EFFECTIVE ASSESSMENT RATIO	8.97%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0003544	403,296	34,040	8.44%
R0003936	404,131	34,120	8.44%
R0004005	406,015	34,299	8.45%
R0005376	433,423	32,831	7.57%
R0005444	414,899	35,143	8.47%
R0005607	406,604	33,312	8.19%
R0011975	415,947	35,242	8.47%

APPENDIX B – Inversion Examples

COUNTY	Sweetwater
ACCOUNT	R0119207
LEA	RS102
FAIR MARKET VALUE	284,665
ASSESSED VALUE	24,273
EFFECTIVE ASSESSMENT RATIO	8.53%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0119391	285,613	21,390	7.49%
R0119676	287,051	23,639	8.24%
R0119690	288,174	23,298	8.08%
R0119828	287,575	24,147	8.40%
R0119880	316,228	23,692	7.49%
R0119896	286,280	23,819	8.32%
R0119899	286,503	23,840	8.32%
R0121399	285,139	24,204	8.49%

APPENDIX B – Inversion Examples

COUNTY	Teton
ACCOUNT	R0021621
LEA	0144A
FAIR MARKET VALUE	3,879,522
ASSESSED VALUE	304,917
EFFECTIVE ASSESSMENT RATIO	7.86%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0021458	4,910,292	301,040	6.13%
R0021460	4,917,434	301,640	6.13%
R0021462	4,948,127	298,335	6.03%
R0021464	5,040,186	302,740	6.01%
R0021620	3,904,285	304,747	7.81%

APPENDIX B – Inversion Examples

COUNTY	Uinta
ACCOUNT	R0008246
LEA	LYMAN1
FAIR MARKET VALUE	298,865
ASSESSED VALUE	26,591
EFFECTIVE ASSESSMENT RATIO	8.90%

				EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE		
R0008203	300,445	26,457	8.81%	
R0008462	310,188	26,248	8.46%	
R0009107	306,397	26,520	8.66%	
R0009158	299,747	25,797	8.61%	
R0009161	300,654	25,883	8.61%	
R0009170	300,091	26,103	8.70%	
R0009171	304,664	26,538	8.71%	
R0009182	300,733	26,073	8.67%	
R0009184	299,212	25,951	8.67%	

APPENDIX B – Inversion Examples

COUNTY	Washakie
ACCOUNT	R0003220
LEA	02WatHwySubd
FAIR MARKET VALUE	273,552
ASSESSED VALUE	23,003
EFFECTIVE ASSESSMENT RATIO	8.41%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0002862	388,383	16,980	4.37%
R0002878	287,322	19,930	6.94%
R0002998	288,081	22,081	7.66%
R0003286	327,218	19,330	5.91%
R0007818	304,126	22,930	7.54%
R0008330	304,241	21,747	7.15%
R0008446	337,323	21,003	6.23%

APPENDIX B – Inversion Examples

COUNTY	Weston
ACCOUNT	R0001267
LEA	15025
FAIR MARKET VALUE	207,143
ASSESSED VALUE	19,679
EFFECTIVE ASSESSMENT RATIO	9.50%

			EFFECTIVE ASSESSMENT
ACCOUNT	FAIR MARKET VALUE	ASSESSED VALUE	RATIO
R0001255	227,327	19,619	8.63%
R0001301	208,938	18,462	8.84%
R0001305	209,299	19,434	9.29%
R0001306	211,332	19,622	9.29%
R0001313	209,979	19,638	9.35%