

APPENDIX E – Cheyenne Annexation

In the Board’s annual meeting with Laramie County Assessor, he testified that recently annexed properties in Cheyenne experienced significant value increases once they were annexed. The annexations occurred after the exemptions became effective. At the Board’s request, the assessor’s office provided the valuation data for these annexed properties. The table below was derived using those data.

Once annexed, the Assessor’s Office placed the annexed properties in new Land Economic Areas (LEA’s¹), 100, 101, 108, 1600, and 1602. In these LEA’s, annexed properties experienced significant 2026 Fair Market Value (FMV) increases compared to non-annexed properties in the same LEA’s. Annexation did not render Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv) inapplicable.

Annexed vs. Non-Annexed Effective Assessment Rate

Laramie County (LEA's 100, 101, 108, 1600, & 1602)²

	Accounts	Average Effective Assessment Rate ³
Annexed	130	7.69%
Non-Annexed	3,344	9.34%

¹ 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.”

² Appendix F shows a similar comparison with all LEA’s in Laramie County, not just the LEA’s that contained annexed properties.

³ 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.