APPENDIX H - Deciles

Number of Properties Subject to Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv) in 2026
(Categorized by % of FMV)

		Assessed Value/FMV	9.50%	8.55-9.50%	7.60-8.55%	6.65-7.60%	5.70-6.65%	4.75-5.70%	<4.75%
County	Residences	Extended Actual Value/FMV	100%	90-99%	80-89%	70-79%	60-69%	50-59%	< 50%
Albany	12,930		3,044	7,976	1,274	262	152	86	136
Big Horn	4,715		1,055	1,602	1,327	429	163	82	52
Campbell	17,193		5,223	8,654	2,539	491	172	51	57
Carbon	8,210		2,775	4,622	385	273	114	24	17
Converse	5,912		1,770	3,723	313	50	34	11	11
Crook	3,587		1,919	996	433	92	105	19	21
Fremont	16,279		8,481	4,417	2,272	754	257	49	49
Goshen	5,193		1,213	2,490	1,146	262	47	16	19
Hot Springs	2,309		329	1,389	528	28	19	1	6
Johnson	3,928		1,678	677	705	611	186	52	19
Laramie	37,433		16,735	18,943	1,038	365	308	21	23
Lincoln	10,735		6,854	2,877	549	293	94	37	29
Natrona	31,970		6,977	16,485	5,710	1,646	607	277	266
Niobrara	1,076		281	567	205	12	8	2	1
Park	12,846		5,385	6,731	594	96	24	9	7
Platte	4,590		1,490	2,225	568	222	31	21	33
Sheridan	13,332		3,950	9,020	285	47	13	8	9
Sublette	4,942		1,599	2,603	539	104	58	14	25
Sweetwater	16,454		7,561	6,281	2,252	260	65	10	25
Teton	10,839		3,293	3,604	1,853	1,399	493	113	83
Uinta	8,654		2,605	3,504	1,821	554	133	26	11
Washakie	3,275		896	1,343	767	140	98	20	11
Weston	3,512		1,325	2,032	114	19	13	3	6
TOTAL	**239,887**		**86,438**	**112,761**	**27,217**	**8,409**	**3,194**	**952**	**916**
	100.00%		**36.03%**	**47.01%**	**11.35%**	**3.51%**	**1.33%**	**0.40%**	**0.38%**

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In tax year 2026, Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xli) did not impact the values of 36.03% of Wyoming residences. Conversely, Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv) impacted the values of 63.97% of residences. The table above includes mobile homes.

[1] 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).

Percent of Eligible Properties Impacted by Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv)

	2024	2025	2026
Total Rows*	236,372	238,266	239,859
Effective Assessment Rate at 9.5%	148,087	98,970	86,438
Effective Assessment Rate Below 9.5%	88,284	139,295	153,421
	37%	58%	64%

*Includes Mobile Homes

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[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.