In this Appendix, the term "Extended Actual Value"[1] refers to a property's Fair Market Value (FMV) after application of Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv).

Table 1 shows the average ratio of Adjusted Value to FMV for different types of properties that are eligible for application of Wyo. Stat. Ann. §§ 39-11-105(a)(xliii) and 39-11-105(a)(xliv).

TABLE 1

Teton County Regressivity[2] of Extended Actual Values

Home Type	Average % of FMV	
	Top 10%	*Bottom 10%*
Condos	93%	99%
Mobile Homes	100%	100%
Residential Homes	89%	97%
Townhomes	90%	100%

2025 Discount Received by Top 10%	
Condos	-6.1%
Mobile Homes	0.0%
Rsidential Homes	-8.2%
Townhomes	-10.0%

Table 2 uses 2026 data to show the same information as Table 1, but in terms of Effective Assessment Rate (EAR)[3] instead of Adjusted Value.

TABLE 2

[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).

[2] Regressivity, in layman's terms, means the taxable value of more valuable properties is lower than that of lower valued properties, relative to fair market value.

[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.

APPENDIX I - Teton County Assessment Regressivity

Teton County Vertical Inequity (2026 Values)

		Avg EAR		Max FMV	Min FMV
Category	**Total Count**	**Bottom 10%**	**Top 10%**	**Bottom 10%**	**Top 10%**
All (Excl. Mobile Homes)	10,466	9.36%	8.19%	$615,284	$8,977,421
Mobile Homes Only	365	9.50%	9.06%	$12,514	$73,019
PROPTYPE: Residential	6,712	8.83%	7.96%	$1,270,635	$11,261,640
PROPTYPE: Townhouse & Condo	3,300	9.42%	8.25%	$578,089	$4,110,040
PROPTYPE: Duplex, Triplex, Multi	108	8.64%	8.30%	$1,397,548	$3,916,170
PROPTYPE: Missing/#N/A/Blank (Excl. Mobile Homes)	327	9.50%	9.11%	$3,782	$2,870,737

Avg. Discount Received by Top 10%, Relative to Bottom 10%	
All (Excl. Mobile Homes)	-12.5%
Mobile Homes Only	-4.7%
PROPTYPE: Residential	-9.9%
PROPTYPE: Townhouse & Condo	-12.5%
PROPTYPE: Duplex, Triplex, Multi	-3.9%
PROPTYPE: Missing/#N/A/Blank (Excl. Mobile Homes)	-4.1%