

Residential Taxation

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307-633-4307



- I received my assessment schedule; how did you come up with this?

- WS 39-13-103(b)(A) All taxable property shall be annually listed, valued and assessed for taxation in the county in which located and in the name of the owner of the property on January 1.

Deeds

Plats

Titles

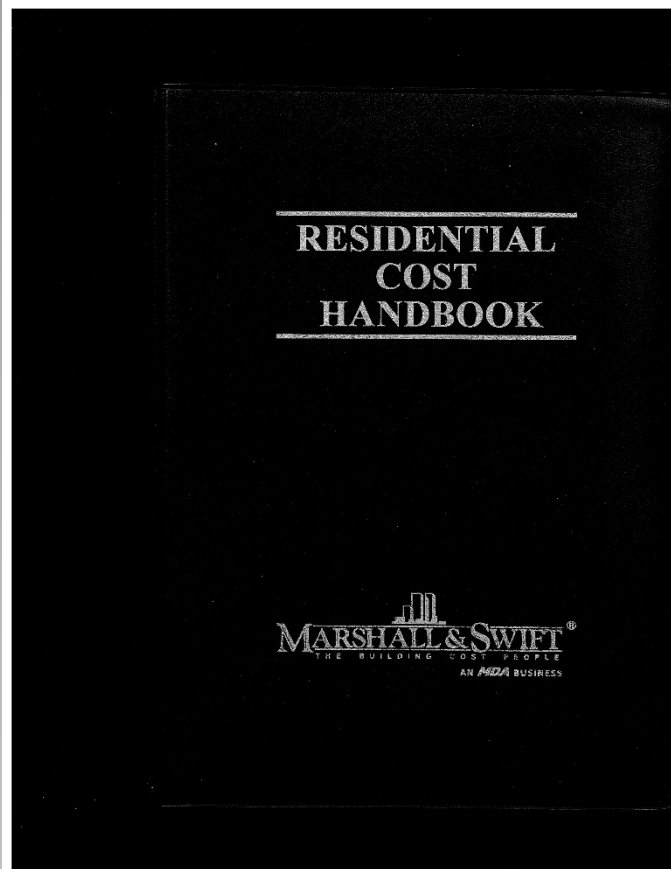
Court Documents

Ownership Determination

Gathering Property Characteristics



- Value is based on individual property characteristics
 - Accuracy is Key
 - Communication with property owner



ONE STORY						
Square Foot Costs Fair Quality						
RESIDENCE						
STUD FRAMED						
Total Area	Plywood or Hardboard	Metal or Vinyl Siding	Stucco	Wood Siding	Wood Shingles	Synth. Plaster (EIFS)
600	94.00	94.00	95.50	94.50	96.00	98.50
700	91.00	91.00	92.50	92.00	93.00	95.50
800	89.00	89.00	90.50	89.50	90.50	93.00
900	87.00	87.00	88.50	87.50	88.50	91.00
1000	85.00	85.00	86.50	86.00	87.00	89.00
1100	83.50	84.00	85.00	84.50	85.50	87.50
1200	82.50	82.50	83.50	83.00	84.00	86.00
1300	81.00	81.00	82.50	82.00	82.50	84.50
1400	80.00	80.00	81.00	80.50	81.50	83.50
1500	79.00	79.00	80.00	79.50	80.50	82.00
1600	78.00	78.00	79.00	78.50	79.50	81.00
1700	77.00	77.00	78.50	77.50	78.50	80.00
1800	76.50	76.50	77.50	77.00	77.50	79.50
2000	75.00	75.00	76.00	75.50	76.00	77.50
2200	73.50	73.50	74.50	74.00	74.50	76.50
2400	72.50	72.50	73.50	73.00	73.50	75.00
2600	71.00	71.00	72.00	71.50	72.50	74.00
2800	70.00	70.50	71.00	70.50	71.50	73.00
3000	69.50	69.50	70.00	70.00	70.50	72.00

STUD FRAMED						
Total Area	Rustic Log	Masonry Veneer	Concrete Block	Stucco on Block	Common Brick	Poured Concrete (SP Forming)
600	103.00	103.00	99.50	102.00	115.00	109.00
700	99.50	100.00	96.50	99.00	111.00	105.00
800	97.00	97.50	94.00	96.50	108.00	102.00
900	95.00	95.00	92.00	94.50	105.00	99.50
1000	93.00	93.00	90.00	92.50	102.00	97.50
1100	91.00	91.50	88.50	90.50	100.00	95.50
1200	89.50	90.00	87.00	89.00	98.00	93.50
1300	88.00	88.50	85.50	87.50	96.50	92.00
1400	86.50	87.00	84.00	86.50	94.50	90.50
1500	85.00	86.00	83.00	85.00	93.50	89.00
1600	84.50	84.50	82.00	84.00	92.00	87.50
1700	83.50	83.50	81.00	83.00	90.50	86.50
1800	82.50	82.50	80.00	82.00	89.50	85.50
2000	80.50	81.00	78.50	80.50	87.50	83.50
2200	79.00	79.50	77.00	79.00	85.50	82.00
2400	77.50	78.00	76.00	77.50	84.00	80.50
2600	76.50	76.50	74.50	76.50	82.50	79.00
2800	75.50	75.50	73.50	75.00	81.00	77.50
3000	74.50	74.50	72.50	74.00	79.50	76.50

ROOFING:			ENERGY ADJ: Mod. Climate			(base)
Composition shingle or			Mild climate.....	-		1.47
Built-up, small rock.....		(base)	Extreme climate.....	+		2.38
Clay tile.....		7.61	Superinsulated.....	+		4.65
Concrete tile.....	+	5.11	FOUNDATION ADJ: Mod. Climate			(base)
Metal, preformed.....	+	1.35	Mild climate.....	-		2.97
Wood shake.....	+	2.53	Extreme climate.....	+		5.45
Wood shingle.....	+	2.21	Hillside, moderate slope.....	+		2.45
Composition roll.....	-	1.05	Hillside, steep slope.....	+		7.90

Add for SEISMIC ZONES (Z)/HURRICANE (Wind) ADJ.: See Intro-9; maps, D-12
 Frame (Z2) + 2.11 (Z3-4/wind) + 3.32 Masonry (Z2) + 1.93 (Z3-4/wind) + 2.84

See Pages Fair-19 — Fair-22 for other Sq. Ft. Adjustments, Basements, Porches, Garages, etc.

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 The data included on this page becomes obsolete after update delivery, scheduled for Dec. 2021. page Fair-13

Marshall and Swift Costing Guide

Ok, you have my house listed correctly.

But how did you come up with that value?

- Statute requires Department of Revenue to prescribe the system that must be used by all county assessors
 - CAMA - Computer Assisted Mass Appraisal System
 - 3 components
 - Current Replacement Cost
 - Apply Depreciation (Age and Condition)
 - Adjust for sales

C.A.M.A DEMO

**Computer Assisted Mass Appraisal
System**

SOC

Rev. 9/99

STATEMENT OF CONSIDERATION (Confidential)

_____, County,
Wyoming

PART A (County Clerk: *Please Review for Complete Information*)

Name of SELLER: _____

Seller's Phone No.: (____) _____ - _____

Ext. _____

Seller's New Address (if known):

Street or Box No. _____

City _____ State _____ ZIP _____

Name of BUYER: _____

Buyer's Phone No.: (____) _____ - _____ Ext. _____

Buyer's Mailing Address:

Street or Box No.: _____

City _____ State _____ ZIP _____

Legal Description of property transferred:

(Attach two photocopies of the deed or legal description if too lengthy to copy) _____

Street Address, physical address (not a P.O. Box) of property transferred:

☐ Same as BUYER above or:

Street _____

City _____ State _____ ZIP _____

Name of agent or reporting party (enter NA if not applicable):

Name: _____

Street or Box No.: _____

City _____ State _____ ZIP _____

Agent's Phone No.: (____) _____ - _____ Ext. _____

Name of Title Company: _____

PART B - TYPE OF PROPERTY BEING TRANSFERRED

- | | |
|---|---|
| 1. <input type="checkbox"/> Land Only | 2. <input type="checkbox"/> Land and Buildings |
| a. <input type="checkbox"/> Well Present | e. <input type="checkbox"/> Natural Gas Present |
| b. <input type="checkbox"/> Septic Present | f. <input type="checkbox"/> Telephone Present |
| c. <input type="checkbox"/> City Water/Sewer | g. <input type="checkbox"/> Cistern Available |
| d. <input type="checkbox"/> Electric Present | h. <input type="checkbox"/> None of a - g present |
| 3. <input type="checkbox"/> Building Only | 4. <input type="checkbox"/> Land and Mobile Home |
| 5. <input type="checkbox"/> Land and Improvements | |

PART E Under penalty of W. S. § 34-1-144, by signing this form I swear or affirm it is, to the best of my knowledge and belief, true and correct. See Part E of instructions for potential penalty.

Signature (Buyer/Agent)

Date:

County Assessor-Blue Copy

Board of Equalization-Canary Copy

Buyer/Agent-Pink Copy (Detach and Retain)

FOR USE BY COUNTY CLERK ONLY

Instrument No. _____

Recorded : Book _____ Page _____

Date ____/____/____ Time: ____:____

Type of Instrument: _____

Clerk's Signature _____

FOR USE BY COUNTY ASSESSOR ONLY

GEOPIN _____

GEOPIN _____

GEOPIN _____

GEOPIN _____

VALIDATION/INVALIDATION CODE (circle one):

0 1 2 3 4 5 6 7 8 9 E Verified with:

1-Buyer 2-Seller 3-Agent 4-SOC

PART C

Are you requesting an exclusion? ☐ Yes ☐ No

If YES, circle exclusion number as found in instructions and go on to Part E.

1 2 3 4 5 6 7 8 9

If NO, complete entire form.

Omit Part D if Exclusion Claimed

PART D - Terms of Sale

1. Date of sale ____/____/____
2. Total amount paid or to be paid for the property \$ _____
3. Does the sale include property other than land or buildings? ☐ Yes ☐ No
If YES give a brief description and how much you paid for this property _____

4. Financing

- | | |
|--|---|
| a. <input type="checkbox"/> Cash | e. <input type="checkbox"/> Contract for deed |
| b. <input type="checkbox"/> Conventional | f. <input type="checkbox"/> Assumption |
| c. <input type="checkbox"/> FHA or VA | g. <input type="checkbox"/> Balloon |
| d. <input type="checkbox"/> WCDA | h. <input type="checkbox"/> Other (Explain) |

5. Number of days on market _____

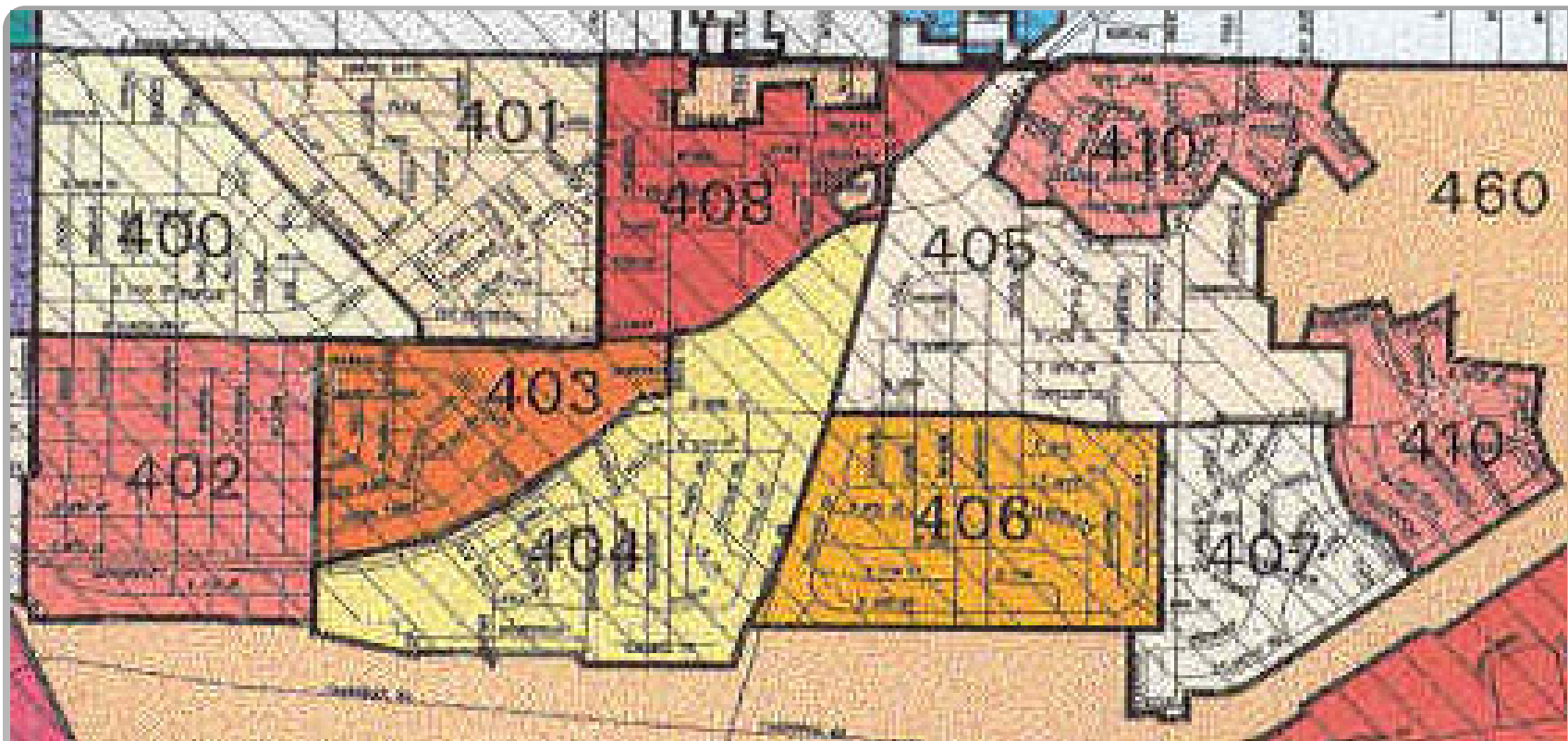
6. Down Payment \$ _____;

Interest Rate _____ %;

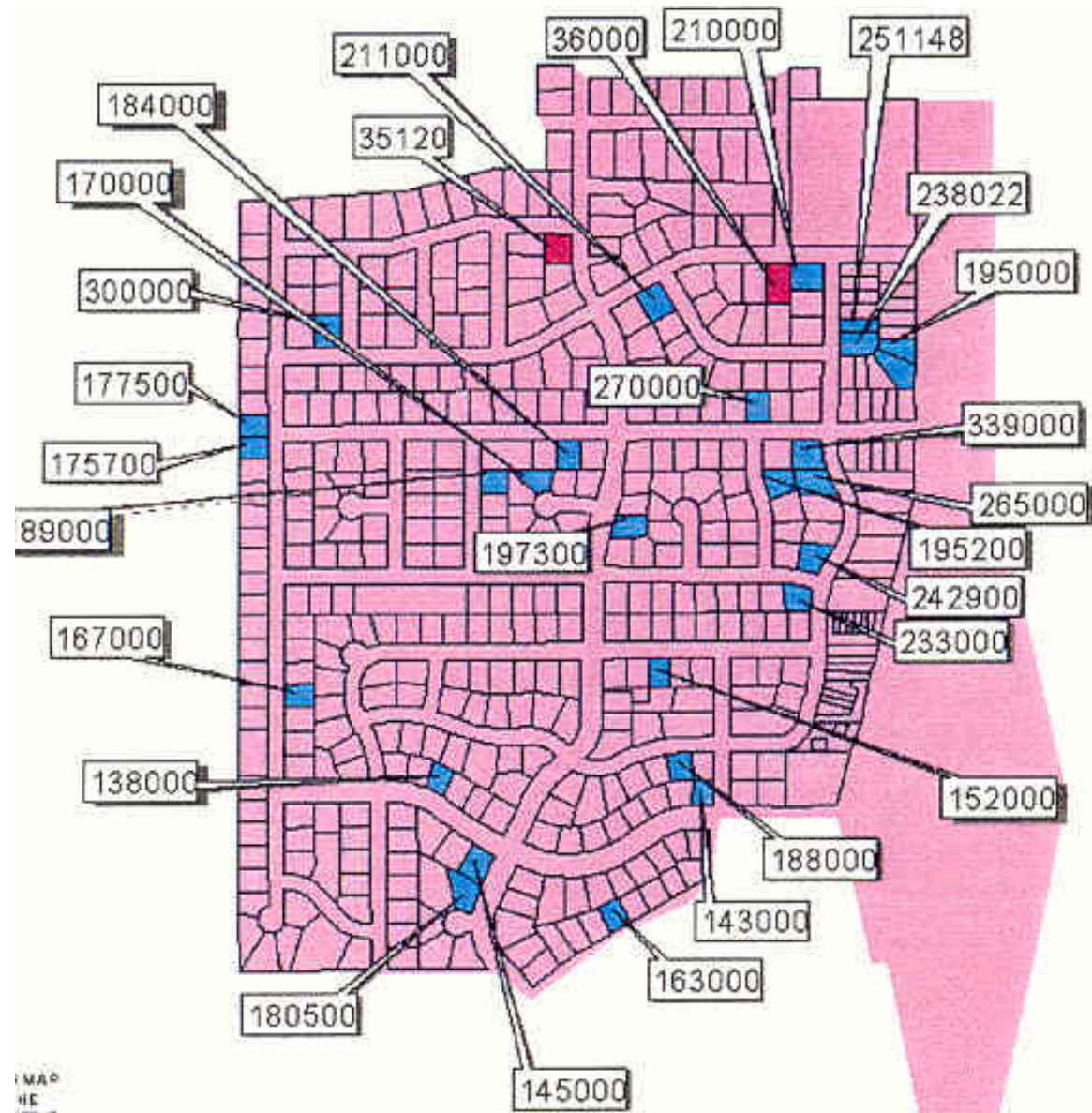
Terms of Loan _____ years;

Points Paid by Seller _____ %;

7. Assumptions or Loan Amount \$ _____



Neighborhood map



- Utilized sales within neighborhood boundaries to develop adjustment
 - Verify all sales to ensure only valid open market sales are used
 - RCNLD compared to sale amount
 - $\$86,000 / \$100,000 = 86\%$
 - This calculation is made on all sold properties to determine % that must be applied to properties within the neighborhood
 - State Board of Equalization requires Median ratio to be within 95% to 105%

Sales Ratio Analysis

Assessment Schedule

2022 DUPLICATE ASSESSMENT

LARAMIE COUNTY ASSESSOR
KENNETH GUILLE
PO BOX 307
CHEYENNE, WY 82003
Phone: (307) 633-4307 Fax: (307) 633-4474
Office Hours: 8AM - 5PM

In case of a dispute over values of your property, your first obligation is to discuss the problem with the assessor's office. If not resolved, any person wishing to contest the assessment of their property shall file no later than thirty (30) days after the mail date on the assessment notice, a statement with the County Assessor. The statement shall specify the reasons why the assessment is incorrect. Please contact the assessor's office for more information on the appeal process.

NAME OF PROPERTY OWNER AS OF JANUARY 1ST, 2022

GUILLE, KENNETH E ET AL
414 WESTERN HILLS BLVD
CHEYENNE, WY 82009

This is NOT a Bill.
The Tax Bill will be
sent to you by the
County Treasurer.

Date Mailed	Date of Assessment	Parcel ID Number	Account Number	Local ID Number
3/23/2022	01/01/2022	14671342400200	R0032094	16508000400020

PROPERTY ADDRESS	TAX DISTRICT	TOTAL LAND SIZE
414 WESTERN HILLS BLVD	0150	9,779. SF

LEGAL DESCRIPTION OF PROPERTY BEING ASSESSED

NORTH CHEYENNE, 2ND FILING: LOT 2, BLOCK 4

PREVIOUS YEAR PROPERTY BREAKDOWN

Fair Value	x	Level of Assessment	=	Assessed Valuation	x	Last Year's Mill Levy	=	Last Year's Tax
222,187		9.5%		21108		72.34		1526.95

CURRENT YEAR'S ASSESSMENT

DESCRIPTION	FAIR VALUE	x	LEVEL OF ASSESSMENT	=	ASSESSED VALUATION
Residential Land	59776		0.095		5679
Residential Improvements	191692		0.095		18210