

PROCEDURE FOR DETERMINING FAIR MARKET VALUE

- 1.) Characteristic information is gathered (example: building sq. ft., baths, garage(s), type of structure, lots size, etc.
- 2.) Information is entered into State of Wyoming Computer Assisted Mass Appraisal (CAMA) System to calculate replacement cost new. System uses labor and material costs which are updated annually.
- 3.) Appraisers use the System to apply depreciation based on life expectancy and condition of the structure.
- 4.) Sales information for area is analyzed to arrive at market adjustments that must be applied to replacement cost new less depreciation (RCNLD) to adjust values to current market value as of January 1, 2012.
- 5.) All valid open-market sales that occurred during 2011 are used to determine 2012 fair market values. Sales information is gathered using Statements of Considerations completed when documents transferring ownership are recorded in County clerks office. Sales information is not public information; however property owners may access sales information used to determine the FMV of their property during the 30 day appeal period.

SHORT VERSION

LAND VALUES ARE DETERMINED BY SALES INFORMATION

ALL STRUCTURES:

-- STEP 1: CHARACTERISTIC INFORMATION IS GATHERED BY FIELD APPRAISERS. INFORMATION IS USED TO DETERMINE REPLACEMENT COST NEW. DEPRECIATION IS SUBTRACTED BASED ON LIFE EXPECTANCY AND CONDITION

1 TO 4 OCCUPANCY RESIDENTIAL:

-- STEP 2: ALL VALID OPEN-MARKET SALES THAT OCCURRED DURING 2011 ARE USED TO DETERMINE 2012 FAIR MARKET VALUES. WE COMPARE SALES PRICE TO RCNLD FOR THE SOLD PROPERTY. RCNLD DIVIDED BY SALE PRICE GIVES YOU A FACTOR. WE COMPLETE THIS CALCULATION FOR ALL OPEN MARKET SALES WITHIN YOUR AREA. USING THESE FACTORS WE ARE ABLE TO DETERMINE THE AVERAGE PERCENTAGE (UP OR DOWN FROM RCNLD), BUYERS ARE WILLING TO PAY FOR PROPERTIES WITHIN YOUR AREA. THIS MARKET ADJUSTMENT IS APPLIED TO THE RCNLD FOR ALL LIKE PROPERTY.

***** THESE ARE MASS APPRAISAL PROCEDURES. YOUR PROPERTY MAY HAVE SPECIAL CHARACTERISTICS OR CIRCUMSTANCES THAT MAY NEED TO BE CONSIDERED. WE ARE HAPPY TO CONSIDER ANY INFORMATION YOU CAN PROVIDE.*