

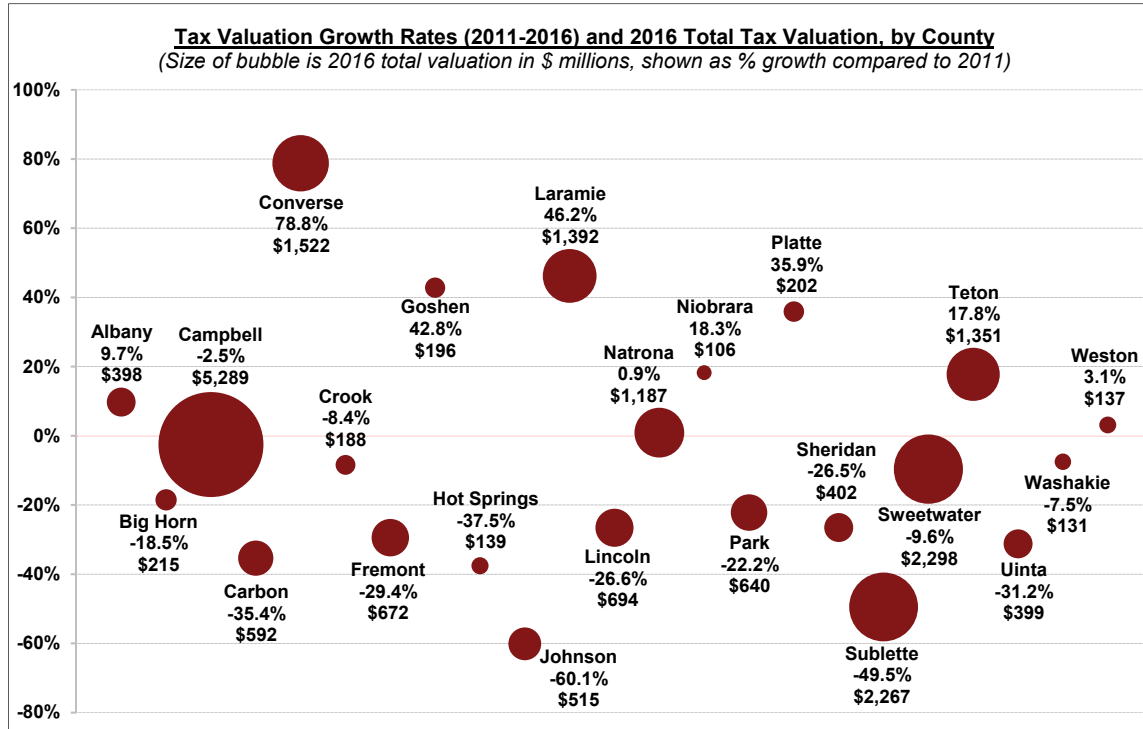
Community Builders, Inc. (CBI) is a Wyoming-based consulting firm that specializes in community and economic development, including feasibility studies and planning. Each monthly *CBI Focus* newsletter provides current economic data and analytical graphs for one of Wyoming's 23 counties (and one covering the entire state). The *CBI Focus* newsletter archive, source notes, and data explanations are online at www.consultCBI.com. CBI principal consultants are Bobbe Fitzhugh and Joe Coyne. Contact CBI at 873 Esterbrook Road, Douglas, WY 82633; email Joe@consultCBI.com; or call (307) 359-1640. © 2017 Community Builders, Inc.



Tax Valuations (and growth rates)

Wyoming uses a variety of methods to establish the taxable value of real and personal property. The Wyoming Department of Revenue (DOR) sets mineral severance tax valuations based on their production value from the previous year. The DOR also assesses public utilities, including airlines, electric utilities, pipelines, railroads, and telecommunications.

County Assessors establish the value of local agricultural, residential, commercial, and industrial land and improvements. Together, the sum total of these three property valuations creates a good sense of each county's tax base for personal and real property. The DOR's Annual Report includes most of this information. DOR's Annual Reports, along with many other helpful publications and tax data, are posted online at: <http://revenue.wyo.gov/>.



The chart on this page presents the sum total of all

mineral, non-mineral (state assessed), and locally assessed property tax valuations. The size of each bubble represents the total 2016 tax valuation for each county (in \$ millions). The vertical location of each bubble represents that county's tax valuation growth rate since 2011 (5-year growth rate). Thus, Campbell County currently has the largest total tax valuation (\$5,289 million), even though it has declined 2.5% since 2011. Likewise, Niobrara County has the smallest total tax valuation (\$106 million), though it has grown by 18.3% since 2011 and is closing in on Washakie County (\$131 million).

Since 2011, Wyoming's total tax valuation has declined 14.0% (losing \$3.4 billion), and now totals \$20.9 billion. Much lower gas valuations (which have decreased \$4.7 billion, or -61.5%, since 2011) have been driving the Wyoming economy downward. Oil valuations have dropped just \$22 million (-0.7%) during the last five years. Statewide, total agricultural property valuations rose 46.5%, residential property increased 16.9%, commercial property grew 22.0%, and industrial property increased 11.4%, from 2011 to 2016. Together, three counties (Campbell, Sublette, and Sweetwater) collectively represent \$9.9 billion in total valuations, which is 47.1% of the total 2016 valuations in Wyoming.



Community Builders, Inc. (CBI) can provide you with much deeper analysis of the topics presented in this newsletter. CBI's principal consultants collectively have more than 60 years of community and economic development experience. CBI provides master plans, business plans, feasibility studies, senior living analysis, economic and strategic planning, and other consulting services.

**Community Builders, Inc.
873 Esterbrook Road
Douglas, WY 82633
(307) 359-1640
Joe@consultCBI.com**

Nine counties enjoyed growth of their tax base from 2011 to 2016, while fourteen counties experienced a decline in valuations. Converse County led all counties' growth rates (78.8%), mostly driven by huge increases in oil valuation. Sublette (-\$2.2 billion), Johnson (-\$776 million), and Carbon (-\$324 million) are the Counties that lost the most value, mostly due to their gas valuations. The most significant increases in total actual valuation during the last five years came from Converse County (\$671 million), followed by Laramie County (\$440 million), where growth in the local tax base appears to be driven by nearly all sectors.

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