

HOUSE BILL NO. HB0008

Property assessment test rules.

Sponsored by: Representative(s) Madden

A BILL

for

1 AN ACT relating to taxation and revenue; revising the
2 authority of the department of revenue to adopt rules
3 related to the appraisal methods of county assessors;
4 repealing related provisions accordingly; and providing for
5 an effective date.

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7 *Be It Enacted by the Legislature of the State of Wyoming:*

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9 **Section 1.** W.S. 39-11-102(c) (xxv) is amended to read:

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11 **39-11-102. Administration; confidentiality;**
12 **department of revenue.**

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14 (c) In addition to the other powers and duties
15 imposed by law, the department shall:

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1 (xxv) Promulgate rules and regulations as
2 provided by the Wyoming Administrative Procedure Act to be
3 followed by all county assessors to ensure the ~~statistical~~
4 ~~quality and fairness of assessed values of residential~~
5 ~~properties, improved and unimproved, computed using sales~~
6 ~~comparison methods, and which require county assessors to~~
7 ~~provide statistical parameter data annually to the state~~
8 ~~board of equalization to demonstrate compliance with the~~
9 ~~rules. The rules shall specifically address any adjustments~~
10 ~~made by a county assessor in input data to, or assessed~~
11 ~~values obtained from, the county's computer assisted mass~~
12 ~~appraisal system, the method of establishing strata for~~
13 ~~sales ratio studies, the adequacy of the number of~~
14 ~~arms-length sales to be used in any sales comparison~~
15 ~~analyses, and the use of appropriate statistical tests~~ for
16 assessed values of residential properties to protect
17 against the statistical likelihood that any property in any
18 stratum is over assessed. ~~The rules shall include~~
19 ~~requirements for the format and quality of a written~~
20 ~~explanation of the county assessor's residential assessment~~
21 ~~methodology, including an explanation and description of~~
22 ~~the parameters used to develop any stratification applied~~
23 ~~to a class of property as well as any market adjustment~~

1 ~~factors utilized to arrive at a fair market value for a~~
2 ~~property. The written explanations required to be~~
3 ~~maintained by the county assessor shall be public records~~
4 ~~available to a taxpayer upon request.~~

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6 **Section 2.** This act is effective July 1, 2016.

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(END)