

For Your Information

On the reverse side is your Platte County 2022 Notice of Value. Property is assessed/taxed to the owner of record as of January 1st. You may see an “in care of” line if the property changed ownership AFTER January 1st, this is an effort on our part to get the assessment and tax bill to the most current owner while still meeting our statutory requirement. **The Notice of Value is not a tax bill.** This notice is an estimate of **the 2022 tax bill that will be coming from the Treasurer’s Office in September**, and a request to provide additional information such that a full, complete and detailed statement of all taxable property owned by or in the control of the property owner and that assessment may be made. The calculation uses the current value with the prior year’s mill levy. The Platte County Commissioners set mill levies in August, therefore we are using the best information available to do this calculation.

Property is valued for tax purposes following **Mass Appraisal** standards set by the International Association of Assessing Officers (IAAO) and statutory and rule requirements of the Wyoming Department of Revenue and the Wyoming State Board of Equalization. Mass Appraisal values a large number of similar properties in a uniform manner. We are required to use standard cost values adjusted for our area to calculate replacement cost new (RCN) for any structures/improvements. We take the RCN, depreciate that value, trend for sales and then add in the land value. As we are all aware, the costs of building materials were very high last year and since we are using cost to value property, values did increase. Along with the cost of materials increasing, the average sale price increased as well. **These 2 factors drove the increase we saw in home values across the county.**

Tax Year	Valid Residential Sales	Average Selling Price
2019	103	\$213,046
2020	114	\$215,756
2021	117	\$241,765

If you have concerns regarding the value of your property, please feel free to contact the Assessor’s Office. You have the opportunity to file an appeal of your value within 30 days from MAIL DATE on the Notice of Value. **The first step in this process is an informal review of your property with the Assessor.** This step is required to try to resolve any issues **BEFORE** a formal appeal is scheduled. The Assessor will confirm the characteristics of your property and explain how your property was valued. Please remember this is an INFORMAL review...**you do not need an appraisal or an attorney...this is a conversation and an explanation for you as a taxpayer.** If the informal review does not resolve the issues, you will receive the formal appeal packet. Within the 30-day appeal window, any information you feel is relevant to valuing your property, **MUST BE PROVIDED TO THE ASSESSOR.** This information includes, but is not limited to, appraisals and income information. **THE ASSESSOR MAY FILE A MOTION TO DISMISS THE APPEAL IF THAT INFORMATION IS NOT PROVIDED WITHIN THE 30-DAY WINDOW.**

Veterans and widows of veterans must confirm their exemption status by the 4th Monday in May to continue to receive their exemption. Please feel free to call our office to renew the exemption.

We look forward to answering any questions you may have on your Notice of Value.