

Agriculture Land Productivity Rate Changes:

Due to the amount of concern on the increase to the productivity rates for lands classified as agricultural within our County, I am providing the following information:

The methodology to calculate the productivity rates is prescribed by the Wyoming Department of Revenue in the Rules and Regulations; **therefore any change to the methodology would require a rule change.**

The procedure for a rule change is defined in Chapter 1, Section 7 of the Wyoming Department of Revenue's Rules and Regulations that govern the assessment process. The rules can be viewed at <http://revenue.wyo.gov/home/rules-and-regulations-by-chapter>

Based on current **Wyoming State Statute, 39-13-103 (x) (A)**

(x) The following shall apply to agricultural land:

- (A) The department (Department of Revenue) shall determine the taxable value of agricultural

Per Department of Revenue Rules and Regulations:

Chapter 10 - Designation of Agricultural/Non-Agricultural Lands for Ad Valorem Taxation

Section 5

(i) The Productivity Method of Value. Productive capability of agricultural land for valuation purposes may be determined by classification of such land and application of a capitalized earnings approach.

(B) The commodity prices of the agricultural products in Wyoming are based on data from the Wyoming Agricultural Statistics Service. Annually, the Wyoming Agricultural Statistics Service makes estimates of the marketing year average price received by farmers and ranchers for all hay, all wheat and for grazing on privately owned non-irrigated land. The annual prices obtained from the Wyoming Agricultural Statistics Service are converted to a five year weighted average.

The Department of Revenue provides a range of values to the County Assessors throughout the state and Lincoln County is valued at the lowest end of the range allowed.

If you have any questions on this information please contact Debbie Larson, Lincoln County Assessor 307-877-2030 or e-mail dlarson@lcwy.org.