

**DEPARTMENT OF REVENUE**

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MEMORANDUM
(09-007)

TO: WYOMING COUNTY ASSESSORS

FROM: MARVIN APPLEQUIST, ADMINISTRATOR, PROPERTY TAX DIVISION

DATE: NOVEMBER 3, 2009

SUBJECT: MARSHALL & SWIFT LOCAL MULTIPLIER

It has been brought to our attention that some counties are using local multipliers for economic areas in the "tlkpCOMMCOSTLOCALMULT" and "tlkpRESCOSTLOCALMULT" tables that are in conflict with the published multipliers for Wyoming in the Marshall & Swift commercial and residential cost handbooks. Due to recent legislation and increased pressure and scrutiny on the County offices as well as the Department this practice is no longer acceptable. From this point on, all multipliers entered into these tables shall match the numbers published in the Marshall & Swift cost manuals for the state of Wyoming. Historically, CCI pushed out the cost tables using the statewide average multiplier and upon request made changes for some counties without Department authorization. CCI will no longer have authority to change these multipliers without first obtaining permission from the Department.

Starting this December the statewide average local multiplier will be pushed out with the new cost tables. If the Assessor desires to use a number other than the state average a written request shall be submitted to the Department for review and approval. Once the multiplier is entered and the cost tables are pushed out, the multiplier will not be changed until the next assessment year. Regardless of which multiplier is used, the Assessor should stand ready to defend the reasoning for the multiplier used. Due to time constraints the Department will need the Assessors to submit their chosen multiplier (if using other than the state average) for each economic area by December 1st.

It is not the Department's intention to substitute our judgment for the Assessor's. Our goal is to ensure that the Assessors are using a defensible number supported by a nationally recognized publication. We also want to ensure that the value judgments are made at the local level. The narrative (developed for SF 144) shall include justification for the multiplier chosen.

Thank you for your cooperation in this matter.

Currently the multipliers (as of June 2009) are as follows:

Commercial:

Class	A	B	C	D	S
Wyoming	.94	.93	.93	.93	.93
Casper	.95	.93	.94	.94	.94
Cheyenne	.93	.91	.92	.92	.92
Cody	.92	.90	.90	.88	.90
Laramie	.95	.93	.94	.96	.95
Rock Springs	.99	.99	.98	.99	.99
Sheridan	.93	.93	.94	.93	.95

Residential:

Class	Frame	Masonry
Wyoming	.93	.93
Casper	.94	.94
Cheyenne	.92	.92
Cody	.88	.90
Laramie	.96	.94
Rock Springs	.99	.98
Sheridan	.93	.94