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Information Regarding Disparity between District 1 and District 9

- Minerals and Industry account for about 95% of all Ad Valorem taxes
- BOCES and Recreation Mills are not the same as educational funding
 - School funding has been equalized in the state of Wyoming
 - Recapture money was removed from Districts 1 & 9 via Amendment B.
 - BOCES and Recreation Mills are for the benefit of the community, not just students.
 - For BOCES, ½ Mill can be implemented by School Board vote.
 - Statute allows for up to an additional 2 Mills when passed by popular vote in a particular District.
 - The cost to a taxpayer's property tax is minimal.
 - For a \$100K property, a 2 Mill increase = \$19/yr
 - For Recreation, up to 1 Mill may be assessed.
 - District 1 implemented 1 Mill in 2006 to fund the PAC
 - District 9 implemented 1 Mill in 2010
- Population Density
 - Census materials show 10,247 total county population
 - 2,030 people in Pinedale
 - 552 people in Big Piney
 - 1,094 people in Marbleton
 - Works out to 55% (Pinedale) to 45%(Big Piney/Marbleton)
 - This does not account for rural population figures and is thusly a poor means of comparison.
 - A search of residential structures was conducted per district
 - Includes all residential structures (apartments count as 1)
 - Compared Town residential unit % to Census %
 - Pinedale: 837 units
 - Big Piney: 238 units
 - Marbleton: 452 units
 - Results in 54.8%(Pinedale) to 46.2%(BP/Marb)
 - Proves Residential unit comparison is valid
 - Compared District housing Units
 - Total Sublette Population (2010 Census) = 10,247
 - District 1 has 3979 housing units (76%)
 - 7,766 people
 - District 9 has 1271 housing units (24%)
 - 2,481 people
 - Acreage
 - District 1 contains ~2,386,102 acres (Sublette GIS data)
 - All Forest Service acreage lies within District 1
 - There is ~1,119,621 acres of FS acreage in District 1
 - Forest Service property does not contribute an appreciable amount to a district's assessed value. (In 2010, District 1 received \$8712 from the forest reserve and District 9 received \$4526.)

- Removing this acreage creates a net land amount of **~1,266,481 acres in District 1**
 - District 9 contains ~772,461 acres within Sublette County and ~275,049 acres in Lincoln County
 - A grand total of **~1,047,510 is contained in District 9**
- District 102 (also known as the Gerrymander)
 - Was created in 1972 and transferred to District 1
 - Funding at that time was utilized solely for education and directly affected schools and students
 - Was a result of the Decision and Order from the State Committee on School District Organization in 1971
 - 50/50 equality in assessed value has never been fully achieved
 - Can be easily returned to District 9 with both school boards approval
 - Can be in effect as early as 2012
- Residential Tax Difference
 - Property taxes in Wyoming are based on sales prices
 - Average sales price per district per year from 1990 was calculated from historical records
 - District 1's average 2010 home sales price \$297,154. Average property tax paid \$1805.
 - District 9's average 2010 home sales price \$134,290. Average property tax paid \$990.

Property taxes paid by homeowners, businesses and agriculture not including the minerals industry show a 82.6% paid by district 1 taxpayers and 17.4% by district 9 taxpayers.
- Recent County Funded Recreational Projects (Within district boundaries)
 - District 9
 - New Livestock Barn
 - Refurbishment of Agriculture Center
 - Total Cost ~\$9 Million (per County Clerk)
 - Marbleton Entertainment Center
 - ~\$4.5 Million (includes land costs)
 - Total: ~\$13.5 Million
 - District 1
 - Ice Arena Refurbishment
 - \$2.3 Million (includes equipment costs)

Definition of Levies

This section is a statutory summation of tax district categories, sub-categories and mill levying capacities. Categories include; State, School District, County General Fund, Community College, Special District and Municipal levies.

1. State Levies

Total State-wide levies include the following:

- A. **General Fund** limited to 4 mills for General Fund purposes, (Article 15, Section. 4, Wyoming Constitution).
- B. **State Charitable** Institutions not to exceed 1 mill as provided by W.S. 9-4-302.
- C. **State Bonds and Interest**, maximum as set forth in Article 16, Section 1, Wyoming Constitution.
- D. **School Foundation Fund**, not to exceed a levy of 12 mills (W.S. 21-13-303(a) & (c)).

2. School District Levies

The total school district levies include the following:

- A. **Mandatory County wide School Levy**, 6 mills (W.S. 21-13-201).
- B. **Unified School District** mandatory 25 mills (W.S. 21-13-102(a)(i)(A)). An additional operation mills totaling 3 mills may be imposed (W.S. 21-13-102(a)(i)(D)). Further, additional capital facility repair of 3 mills may be imposed (W.S. 21-13-102(a)(i)(E)). Maximum: 31 mills.
- C. **Fremont County Elementary Districts 21 and 38 only**, mandatory 20 mills (W.S. 21-13-102(a)(ii)(A)), plus mandatory 5 mills for high school tuition (W.S. 21-13-102(a)(ii)(C)). An additional operation mills totaling 3 mills may be imposed (W.S. 21-13-102(a)(ii)(E)). Further, additional capital facility repair of 3 mills may be imposed (W.S. 21-13-102(a)(ii)(F)). Maximum: 31 mills.
- D. **Board of Cooperative Education Services (BOCES)**, not to exceed ½ mill with school board approval (W.S. 21-20-109). An additional 2 mills may be imposed with voter approval (W.S. 21-20-110). Maximum: 2½ mills.
- E. **Vocational, Terminal Continuation and Adult Education**, not to exceed 2½ mills with voter approval (W.S. 21-12-103).
- F. **Building Fund**, no maximum (W.S. 21-13-501 through 21-13-503).
- G. **Recreational**, not to exceed 1 mill (W.S. 18-9-201(b)).
- H. **Bond Redemption and Bond Interest**, no maximum.

SCHOOL FINANCE SECTION

The LSO School Finance Section staff coordinate and staff the Legislature's activities related to K-12 school finance and school capital construction issues. In November of 1995, the Wyoming Supreme Court declared the entire Wyoming K-12 school finance system unconstitutional. The decision effectively required the Legislature to completely redesign the funding formula for operating K-12 schools and for K-12 capital construction needs. The Court mandated the Legislature conduct a cost of education study for use in creating a new school finance system, and stated that funding disparity among school districts had to be cost based and not wealth based. In response to the Supreme Court ruling, LSO created the School Finance Section to coordinate legislative activities related to K-12 school finance reform and for school capital construction. The sections below discuss the services available to legislators from the LSO related to the Legislature's K-12 efforts.

Coordinating K12 Effort

We serve as staff to the various committees that are currently charged with K-12 responsibilities, in addition to staffing the Education Committee. We coordinate K-12 legislative activities between the Legislature, the State Department of Education, and local school districts. We are also responsible for coordinating the work of consultants hired by the Management Council to provide expertise on K-12 finance issues and capital construction issues.

School Finance Model

The Legislature is currently in the process of completing modifications to the school finance model and addressing issues raised by the Supreme Court regarding the model. During 2001, the Management Council and the co-chairs of the Joint Education Interim Committee and the Joint Appropriations Interim Committee directed a model reconfiguration and worked with the Education, Revenue, and Appropriations Committees in formulating legislative recommendations to refine the model in response to the Supreme Court's 2001 decision. Following reconfiguration of components and adjustments, model refinements continue in an attempt to address court concerns. We are responsible for coordinating the activities of these bodies. We are also responsible for "crunching" numbers related to proposed modifications of the school finance model. We also provide information to legislators about the various local, state, and federal revenue streams associated with K-12 financing.

Capital Construction (CAPCON)

In 2002, the Legislature created the School Facilities Commission, responsible for school building adequacy and for remediation of inadequate buildings. We coordinate capital construction activities between the Legislature and the Commission and we help staff the capital construction work of legislative committees involved in K-12 capital construction. A select committee of the Legislature is working with the Commission to develop processes and policies for establishing school building adequacy levels and scheduling and implementing building remediation. We also provide information to legislators regarding K-12 capital construction issues.

2010 Assessed Valuation of Residential, Commercial & Agriculture

Tax District	Vacant Land	Residential includes all homes, land, and outbuildings	Commercial Land & Buildings	Agricultural Land	Total Assessed Value
North County					
101	12,362,350	60,078,079	13,362,402	4,224,443	90,027,274
111	1,440,655	3,111,103	29,870		4,581,628
112	248,767	1,015,655	19,481		1,283,903
113	259,371	702,444	98,862		1,060,677
150	3,029,105	14,121,569	11,714,295	1,581	28,866,550
					125,820,032
Gerrymander					
102	131,665	58,800	1,837	27,368	219,670
South County					
900	1,037,821	8,307,278	3,868,308	2,648,805	15,862,212
914	20,520	716,504	4,813		741,837
950	209,483	2,335,049	926,152	2,003	3,472,687
951	442,907	4,030,025	1,668,164		6,141,096
	19,182,644	94,476,506	31,694,184	6,904,200	26,217,832
Total assessed values	19,182,644	94,476,506	31,694,184	6,904,200	152,257,534
Total Tax Dollars paid by residential, commercial and agriculture					\$ 9,240,845

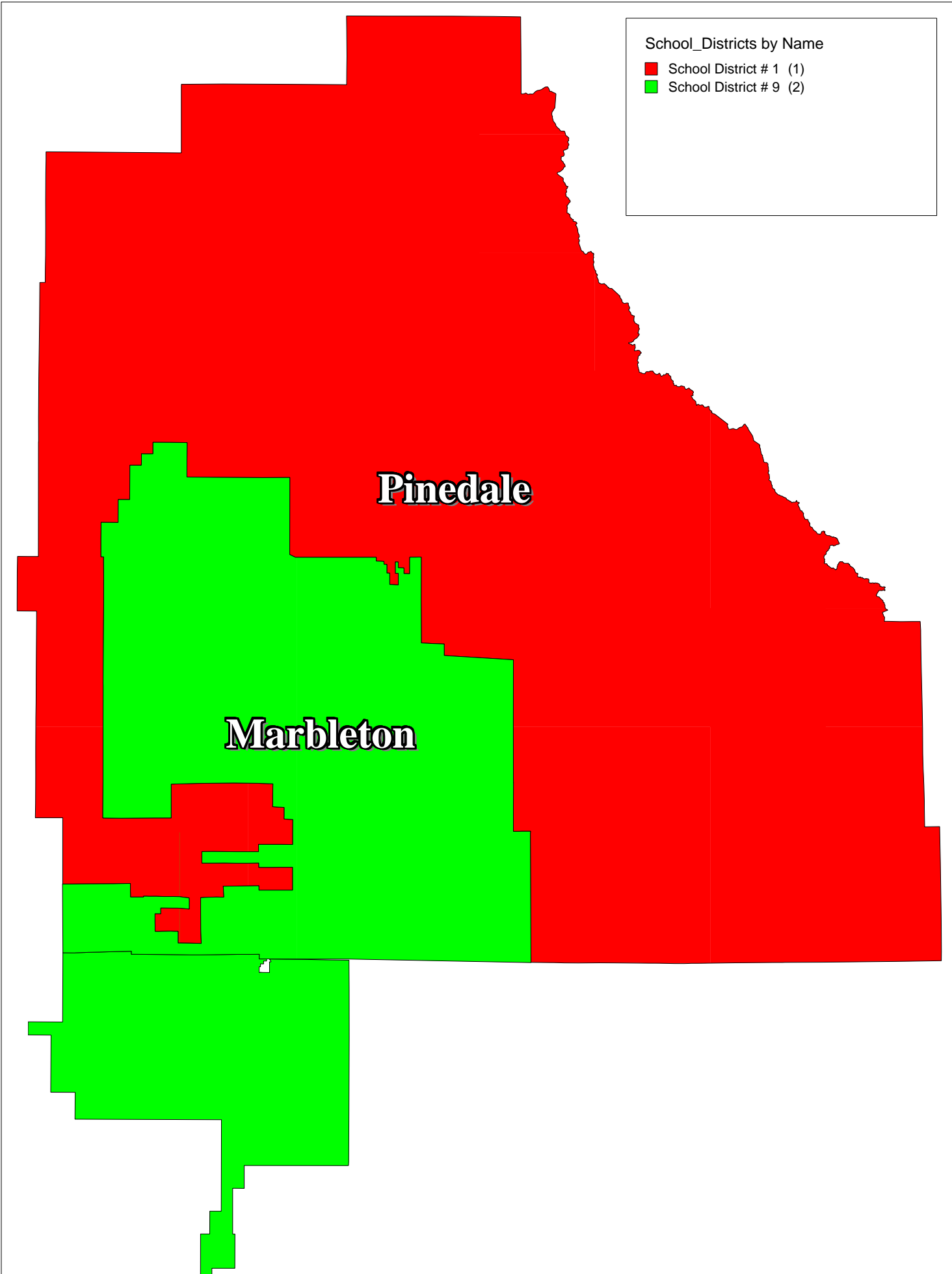
	% of assessed value and taxes	Tax Dollars Paid
North County without 102	82.6%	\$ 7,636,295
North County with 102	82.8%	\$ 7,649,627
South County without 102	17.2%	\$ 1,591,218
South County with 102	17.4%	\$ 1,604,550
Total Tax Dollars paid by Minerals and Industrial		
Minerals & Industrial (percent of total tax dollars)	95.5%	\$ 200,568,351

School_Districts by Name

- School District # 1 (1)
- School District # 9 (2)

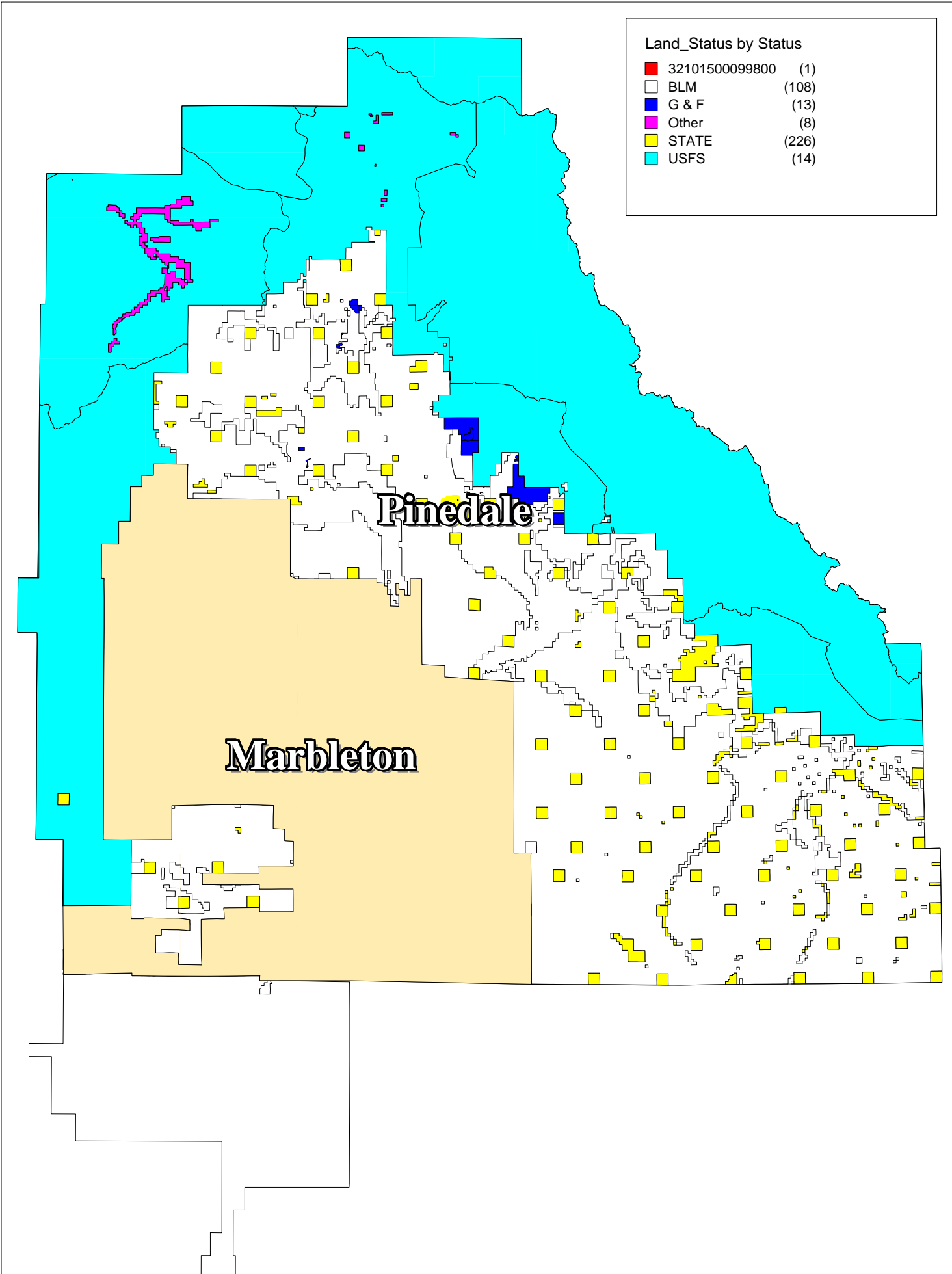
Pinedale

Marbleton



Land_Status by Status

■ 32101500099800	(1)
□ BLM	(108)
■ G & F	(13)
■ Other	(8)
■ STATE	(226)
■ USFS	(14)



Acreage Disparity

FS acreage (Sublette GIS Data) 1,119,621.00
FS acreage (WY Data Handbook) 1,150,670.00

Total District acreage (Sublette GIS Data)

District 1	2,386,102.00	69.5%
District 9	772,461.00	22.5%
District 9 (Lincoln County)	275,049.00	8.0%
Total	3,433,612.00	100%

****No FS Ground located in Dist 9****

Actual acreage contributing to Value

District 1	1,266,481.00	55%
District 9	1,047,510.00	45%
Total	2,313,991.00	100%

****Sublette GIS Data**

AREAID	District	Count of Residential Bldgs	Population % by Area
(Rural North) 0101	1	2926	55.7%
0102	Gerrymander	14	0.3%
(Hoback Ranches) 0111	1	130	2.5%
(Boulder Lake) 0112	1	62	1.2%
(Redstone Upper Green) 0113	1	24	0.5%
(Pinedale) 0150	1	837	15.9%
(Rural South) 0900	9	536	10.2%
(Meadow Canyon) 0914	9	31	0.6%
(Big Piney) 0950	9	238	4.5%
(Marbleton) 0951	9	452	8.6%
		5250	100.0%
		(Dist 9 Gerrymander)	Percent of Residences per District
District 1		3979	76%
District 9		1271	24%
TOTAL		5250	100%
Residential Housing Analysis			
0150 (Pinedale)	1	837	54.8%
0950 (Big Piney)	9	238	15.6%
0951 (Marbleton)	9	452	29.6%
Total		1527	100%
2010 Town Census Population			
Pinedale	1	2030	55%
Big Piney	9	552	15%
Marbleton	9	1094	30%
Total		3676	100%
Total 2010 Census Population For 2010	10,247		
District 1 Population	76%	7,766	
District 9 Population	24%	2,481	
	100%	10,247	

HISTORICAL VALUATION FOR SUBLETTE COUNTY

VALUATION								
	COUNTY		#1 % of total	Sub CO	#9 % of total	Lincoln Co	Total	#9 % of total
	ASSESSED	SCHOOL	Sublette Cty	Portion	Sublette Cty	Portion	School	school district
YEAR	VALUE	DIST #1	Valutaion	DIST #9	Valutaion		Dist 9	valuation
1971	38,808,640	8,800,332	22.68%	30,008,308	77.32%	unknown		.773+
1972	37,983,366	15,201,808	40.02%	22,781,558	59.98%	unknown		.600+
1973	38,992,445	16,459,685	42.21%	22,532,760	57.79%	unknown		.578+
1974	46,326,464	24,579,764	53.06%	21,746,700	46.94%	unknown		.469+
1975	53,869,401	24,806,847	46.05%	29,062,554	53.95%	unknown		.540+
1976	62,667,871	29,029,478	46.32%	33,638,393	53.68%	6,335,878	39,974,271	0.579
1977	64,365,051	30,736,183	47.75%	33,628,868	52.25%	9,042,116	42,670,984	0.581
1978	78,300,853	38,341,785	48.97%	39,959,068	51.03%	missing		.510+
1979	78,121,956	36,003,137	46.09%	42,118,819	53.91%	12,441,686	54,560,505	0.602
1980	96,426,911	44,585,218	46.24%	51,841,693	53.76%	15,606,651	67,448,344	0.602
1981	123,141,129	56,265,652	45.69%	66,875,477	54.31%	20,728,761	87,604,238	0.609
1982	155,745,534	59,547,467	38.23%	96,198,067	61.77%	22,736,729	118,934,796	0.666
1983	155,767,552	57,967,906	37.21%	97,799,646	62.79%	25,312,436	123,112,082	0.680
1984	156,662,624	59,308,010	37.86%	97,354,614	62.14%	37,414,968	134,769,582	0.694
1985	166,557,950	62,894,743	37.76%	103,663,207	62.24%	36,420,369	140,083,576	0.690
1986	151,624,801	68,942,191	45.47%	82,682,610	54.53%	28,534,355	111,216,965	0.617
1987	141,238,553	69,442,224	49.17%	71,796,329	50.83%	26,620,134	98,416,463	0.586
1988	136,410,431	78,424,314	57.44%	57,986,117	42.56%	23,497,932	81,484,049	0.510
1989	145,330,076	78,500,861	54.00%	66,822,215	46.00%	25,453,122	92,275,337	0.540
1990	198,335,636	129,336,971	64.97%	68,998,665	34.79%	22,387,014	91,385,679	0.414
1991	217,877,301	137,551,637	63.13%	80,325,664	36.87%	29,258,630	109,584,294	0.443
1992	203,104,237	126,139,242	62.11%	76,964,995	37.89%	27,528,510	104,493,505	0.453
1993	238,687,180	132,828,031	55.65%	105,859,149	44.35%	36,511,388	142,370,537	0.517
1994	275,647,391	149,527,029	54.25%	126,120,362	45.75%	57,293,325	183,413,687	0.551
1995	262,350,711	154,289,848	58.81%	108,060,865	41.19%	54,598,289	162,659,154	0.513
1996	216,400,442	140,778,407	65.05%	75,622,035	34.95%	36,972,500	112,594,535	0.444
1997	274,762,732	165,691,195	60.30%	109,071,537	39.70%	49,857,739	158,929,276	0.490
1998	376,372,362	235,102,441	62.47%	141,269,921	37.53%	68,182,490	209,452,411	0.471
1999	379,275,654	246,445,300	64.98%	132,830,354	35.02%	62,053,886	194,884,240	0.442
2000	475,836,429	303,349,383	63.75%	172,487,046	36.25%	67,996,043	240,483,089	0.442
2001	851,302,215	541,481,173	63.61%	309,821,042	36.39%	101,776,279	411,597,321	0.432
2002	1,097,146,541	741,509,427	67.59%	355,637,114	32.41%	93,599,320	449,236,434	0.377
2003	934,678,199	709,120,432	75.87%	225,557,767	24.13%	52,222,397	277,780,164	0.281
2004	2,039,132,508	1,655,510,817	81.19%	383,621,691	18.81%	104,238,329	487,860,020	0.228
2005	2,924,020,029	2,390,969,127	81.77%	533,050,902	18.23%	143,162,198	676,213,100	0.220
2006	4,401,618,317	3,788,604,732	86.07%	613,013,585	13.93%	187,818,970	800,832,555	0.174
2007	4,085,698,722	3,475,556,647	85.07%	610,142,075	14.93%	155,456,584	765,598,659	0.181
2008	3,773,650,926	3,191,403,508	84.57%	582,247,418	15.43%	124,674,907	706,922,325	0.181
2009	6,397,654,034	5,561,695,937	86.93%	835,958,097	13.07%	184,571,286	1,020,529,383	0.155
2010	3,519,691,847	3,132,614,617	89.00%	387,077,230	11.00%	92,113,889	479,191,119	0.133

TAX DISTRICT	District #	6/1/2010 LOCAL ASST'D	Pollution Control	TOTAL LOCAL ASST'D	AIR- LINES	Electric UTILITIES	T & T	GRAVEL	CABLE/ SATELLITE	Gas Utilities	GAS	OIL	Total State Assessed	TOTAL ASSESSED VALUE
Rural 01	101	238,971,817.00	953,507.00	238,018,310.00	82.00	2,468,127.00	376,485.00	836,013.00	18,118.00	805,799.00	2,405,497,302.00	301,935,470.00	2,711,937,396.00	2,949,955,706.00
SW Corner	102	33,510,424.00	2,984,110.00	30,526,314.00	-	246,012.00	95,731.00	-	-	28,292.00	111,544,077.00	8,882,780.00	115,615,040.00	146,141,354.00
Hoback Ranch	111	4,581,628.00	-	4,581,628.00	-	70,213.00	535.00	-	62.00	-	-	-	70,810.00	4,652,438.00
Boulder Lake	112	1,283,903.00	-	1,283,903.00	-	8,990.00	-	-	14.00	-	-	-	9,004.00	1,292,907.00
Redstone Upper Gr	113	1,060,677.00	-	1,060,677.00	-	11,290.00	-	-	27.00	-	-	-	11,317.00	1,071,994.00
Pinedale	150	29,070,062.00	-	29,070,062.00	-	60,206.00	173,781.00	-	12,282.00	183,887.00	-	-	430,156.00	29,500,218.00
Rural 09	900	73,145,665.00	400,397.00	72,745,268.00	-	1,691,603.00	89,538.00	749,711.00	2,796.00	155,762.00	263,231,655.00	32,305,121.00	303,408,038.00	376,153,306.00
Meadow Canyon	914	741,837.00	-	741,837.00	-	9,082.00	481.00	-	135.00	-	-	-	9,698.00	751,535.00
Big Piney	950	3,555,658.00	-	3,555,658.00	-	22,283.00	57,857.00	-	10,810.00	28,883.00	-	-	119,633.00	3,675,291.00
Marbleton	951	6,395,638.00	-	6,395,638.00	41.00	30,748.00	25,696.00	-	11,969.00	33,906.00	-	-	101,460.00	6,497,098.00
TOTALS		392,317,309.00	4,338,014.00	387,979,295.00	123.00	4,616,554.00	829,104.00	1,585,724.00	65,913.00	1,236,329.00	2,780,273,034.00	343,123,371.00	3,131,712,652.00	3,619,691,847.00

SPECIAL DISTRICTS

Rural Health	\$	3,519,691,847.00
Weed & Pest	\$	3,519,691,847.00
BP Cemetery	\$	533,218,584.00
UG Cemetery	\$	2,986,473,263.00
County Fire	\$	3,480,019,240.00

BOCES

School District #1	\$	3,132,614,617.00	\$	1,566,307.31
(Without Gerrymander)	\$	2,986,473,263.00	\$	1,493,236.63
School District #9				
Without Dist 102			With Dist 102	
Sublette County	\$	387,077,230.00	\$	533,218,584.00
Lincoln County	\$	92,113,889.00	\$	92,113,889.00
Total	\$	479,191,119.00	\$	625,332,473.00
Existing 1/2 Mill	\$	239,595.56	\$	312,666.24
1 Mill increase	\$	718,786.68	\$	937,998.71
2 Mill increase	\$	1,197,977.80	\$	1,563,331.18

Recreation

School District #1	\$	3,132,614,617.00	\$	3,132,614.62
(Without Gerrymander)	\$	2,986,473,263.00	\$	2,986,473.26
School District #9				
Sublette County	\$	387,077,230.00	\$	533,218,584.00
Lincoln County	\$	92,113,889.00	\$	92,113,889.00
Total	\$	479,191,119.00	\$	625,332,473.00
1 Mill	\$	479,191.12	\$	625,332.47

**County Funded
Recreational Improvements**

District 1	Ice Rink Refurb	\$2,300,000	District 9	Stock Barn Ag Center Refurb	\$ 9,000,000
			Marbleton Rec Center	\$ 4,500,000	
			Total	\$ 13,500,000	

IMPROVED RESIDENTIAL SALES

DISTRICT 101			
SALES YEAR	# SALES	Aver Sales Price	Total Sales Price
1990	21	\$ 70,212.00	\$ 1,474,452.00
1991	21	\$ 78,483.00	\$ 1,648,143.00
1992	26	\$ 84,760.00	\$ 2,203,760.00
1993	28	\$ 76,848.00	\$ 2,151,744.00
1994	30	\$ 109,454.00	\$ 3,283,620.00
1995	24	\$ 132,291.00	\$ 3,174,984.00
1996	25	\$ 130,556.00	\$ 3,263,900.00
1997	28	\$ 158,926.00	\$ 4,449,928.00
1998	37	\$ 136,984.00	\$ 5,068,408.00
1999	28	\$ 169,228.00	\$ 4,738,384.00
2000	38	\$ 179,723.00	\$ 6,829,474.00
2001	34	\$ 197,332.00	\$ 6,709,288.00
2002	36	\$ 210,448.00	\$ 7,576,128.00
2003	61	\$ 213,003.00	\$ 12,993,183.00
2004	66	\$ 274,501.00	\$ 18,117,066.00
2005	79	\$ 319,032.00	\$ 25,203,528.00
2006	96	\$ 326,188.00	\$ 31,314,048.00
2007	124	\$ 329,538.00	\$ 40,862,712.00
2008	68	\$ 281,196.00	\$ 19,121,328.00
2009	45	\$ 332,459.00	\$ 14,960,655.00
2010	45	\$ 335,462.00	\$ 15,095,790.00

PINEDALE			
SALES YEAR	# SALES	Aver Sales Price	Total Sales Price
1990	26	\$ 43,360.00	\$ 1,127,360.00
1991	17	\$ 45,492.00	\$ 773,364.00
1992	36	\$ 62,002.00	\$ 2,232,072.00
1993	28	\$ 57,001.00	\$ 1,596,028.00
1994	19	\$ 69,495.00	\$ 1,320,405.00
1995	29	\$ 90,299.00	\$ 2,618,671.00
1996	23	\$ 92,153.00	\$ 2,119,519.00
1997	27	\$ 92,925.00	\$ 2,508,975.00
1998	25	\$ 90,820.00	\$ 2,270,500.00
1999	23	\$ 118,782.00	\$ 2,731,986.00
2000	32	\$ 116,972.00	\$ 3,743,104.00
2001	34	\$ 123,858.00	\$ 4,211,172.00
2002	36	\$ 141,884.00	\$ 5,107,824.00
2003	44	\$ 157,619.00	\$ 6,935,236.00
2004	34	\$ 199,047.00	\$ 6,767,598.00
2005	45	\$ 212,717.00	\$ 9,572,265.00
2006	63	\$ 264,200.00	\$ 16,644,600.00
2007	54	\$ 287,640.00	\$ 15,532,560.00
2008	38	\$ 259,097.00	\$ 9,845,686.00
2009	21	\$ 242,721.00	\$ 5,097,141.00
2010	28	\$ 240,742.00	\$ 6,740,776.00

DIST 111 (Hoback Ranches)			
SALES YEAR	# SALES	Aver Sales Price	Total Sales Price
1990	0		0
1991	0		0
1992	0		0
1993	4	\$ 155,625.00	\$ 622,500.00
1994	2	\$ 228,000.00	\$ 456,000.00
1995	2	\$ 231,000.00	\$ 462,000.00
1996	2	\$ 115,000.00	\$ 230,000.00
1997	1		
1998	1		
1999	4	\$ 333,250.00	\$ 1,333,000.00
2000	3	\$ 273,000.00	\$ 819,000.00
2001	2	\$ 203,000.00	\$ 406,000.00
2002	3	\$ 258,033.00	\$ 774,099.00
2003	5	\$ 284,000.00	\$ 1,420,000.00
2004	3	\$ 346,666.00	\$ 1,039,998.00
2005	3	\$ 368,333.00	\$ 1,104,999.00
2006	1		
2007	6	\$ 494,767.00	\$ 2,968,602.00
2008	2	\$ 340,000.00	\$ 680,000.00
2009	0		
2010	1		

DISTRICT 112 (Boulder Lake)			
SALES YEAR	# SALES	Aver Sales Price	Total Sales Price
1990	0		\$ -
1991	0		\$ -
1992	0		\$ -
1993	0		\$ -
1994	0		\$ -
1995	0		\$ -
1996	2	\$ 172,500.00	\$ 345,000.00
1997	1		\$ 7,188,904.00
1998	1		\$ 7,648,909.00
1999	0		\$ -
2000	0		\$ -
2001	2	\$ 215,000.00	\$ 430,000.00
2002	2	\$ 227,500.00	\$ 455,000.00
2003	2	\$ 225,917.00	\$ 451,834.00
2004	0		\$ -
2005	3	\$ 223,333.00	\$ 669,999.00
2006	1		\$ -
2007	3	\$ 248,333.00	\$ 744,999.00
2008	1		\$ -
2009	1		\$ -
2010	1		\$ -

District 1 Total Sales Price	District 1 Total # Sales	District 1 Total Avg Sales Price
\$ 2,601,812.00	47	\$ 55,357.70
\$ 2,421,507.00	38	\$ 63,723.87
\$ 4,435,832.00	62	\$ 71,545.68
\$ 3,903,397.00	60	\$ 65,056.62
\$ 4,832,025.00	51	\$ 94,745.59
\$ 6,024,655.00	55	\$ 109,539.18
\$ 5,498,421.00	52	\$ 105,738.87
\$ 7,188,904.00	57	\$ 126,121.12
\$ 7,648,909.00	64	\$ 119,514.20
\$ 7,803,620.00	55	\$ 141,884.00
\$ 10,845,578.00	73	\$ 148,569.56
\$ 11,123,462.00	72	\$ 154,492.53
\$ 12,941,987.00	77	\$ 168,077.75
\$ 20,212,421.00	112	\$ 180,468.04
\$ 25,231,330.00	103	\$ 244,964.37
\$ 35,144,129.00	130	\$ 270,339.45
\$ 47,958,649.00	161	\$ 297,879.81
\$ 56,890,042.00	187	\$ 304,224.82
\$ 29,307,015.00	109	\$ 268,871.70
\$ 20,057,797.00	67	\$ 299,370.10
\$ 22,286,567.00	75	\$ 297,154.23

DISTRICT 900			
SALES YEAR	# SALES	Aver Sales Price	Total Sales Price
1990	4	\$ 55,875.00	\$ 223,500.00
1991	6	\$ 63,658.00	\$ 381,948.00
1992	7	\$ 68,357.00	\$ 478,499.00
1993	5	\$ 70,360.00	\$ 351,800.00
1994	11	\$ 82,501.00	\$ 907,511.00
1995	1	\$ 76,000.00	\$ 76,000.00
1996	3	\$ 112,333.00	\$ 336,999.00
1997	4	\$ 102,375.00	\$ 409,500.00
1998	1	\$ 55,000.00	\$ 55,000.00
1999	3	\$ 103,500.00	\$ 310,500.00
2000	3	\$ 93,333.00	\$ 279,999.00
2001	11	\$ 124,682.00	\$ 1,371,502.00
2002	7	\$ 125,355.00	\$ 877,485.00
2003	6	\$ 160,812.00	\$ 964,872.00
2004	10	\$ 194,260.00	\$ 1,942,600.00
2005	9	\$ 195,744.00	\$ 1,761,696.00
2006	8	\$ 249,181.00	\$ 1,993,448.00
2007	11	\$ 342,045.00	\$ 3,762,495.00
2008	8	\$ 282,375.00	\$ 2,259,000.00
2009	10	\$ 236,940.00	\$ 2,369,400.00
2010	4	\$ 284,057.00	\$ 1,136,228.00

BIG PINEY			
SALES YEAR	# SALES	Aver Sales Price	Total Sales Price
1990	8	\$ 50,150.00	\$ 401,200.00
1991	2	\$ 37,500.00	\$ 75,000.00
1992	4	\$ 50,425.00	\$ 201,700.00
1993	8	\$ 52,725.00	\$ 421,800.00
1994	6	\$ 60,916.00	\$ 365,496.00
1995	8	\$ 68,625.00	\$ 549,000.00
1996	8	\$ 66,112.00	\$ 528,896.00
1997	2	\$ 58,000.00	\$ 116,000.00
1998	3	\$ 40,333.00	\$ 120,999.00
1999	3	\$ 56,000.00	\$ 168,000.00
2000	7	\$ 61,142.00	\$ 427,994.00
2001	9	\$ 98,777.00	\$ 888,993.00
2002	6	\$ 78,735.00	\$ 472,410.00
2003	5	\$ 86,600.00	\$ 433,000.00
2004	10	\$ 102,795.00	\$ 1,027,950.00
2005	5	\$ 136,000.00	\$ 680,000.00
2006	10	\$ 137,200.00	\$ 1,372,000.00
2007	9	\$ 229,054.00	\$ 2,061,486.00
2008	8	\$ 213,438.00	\$ 1,707,504.00
2009	3	\$ 196,000.00	\$ 588,000.00
2010	7	\$ 117,014.00	\$ 819,098.00

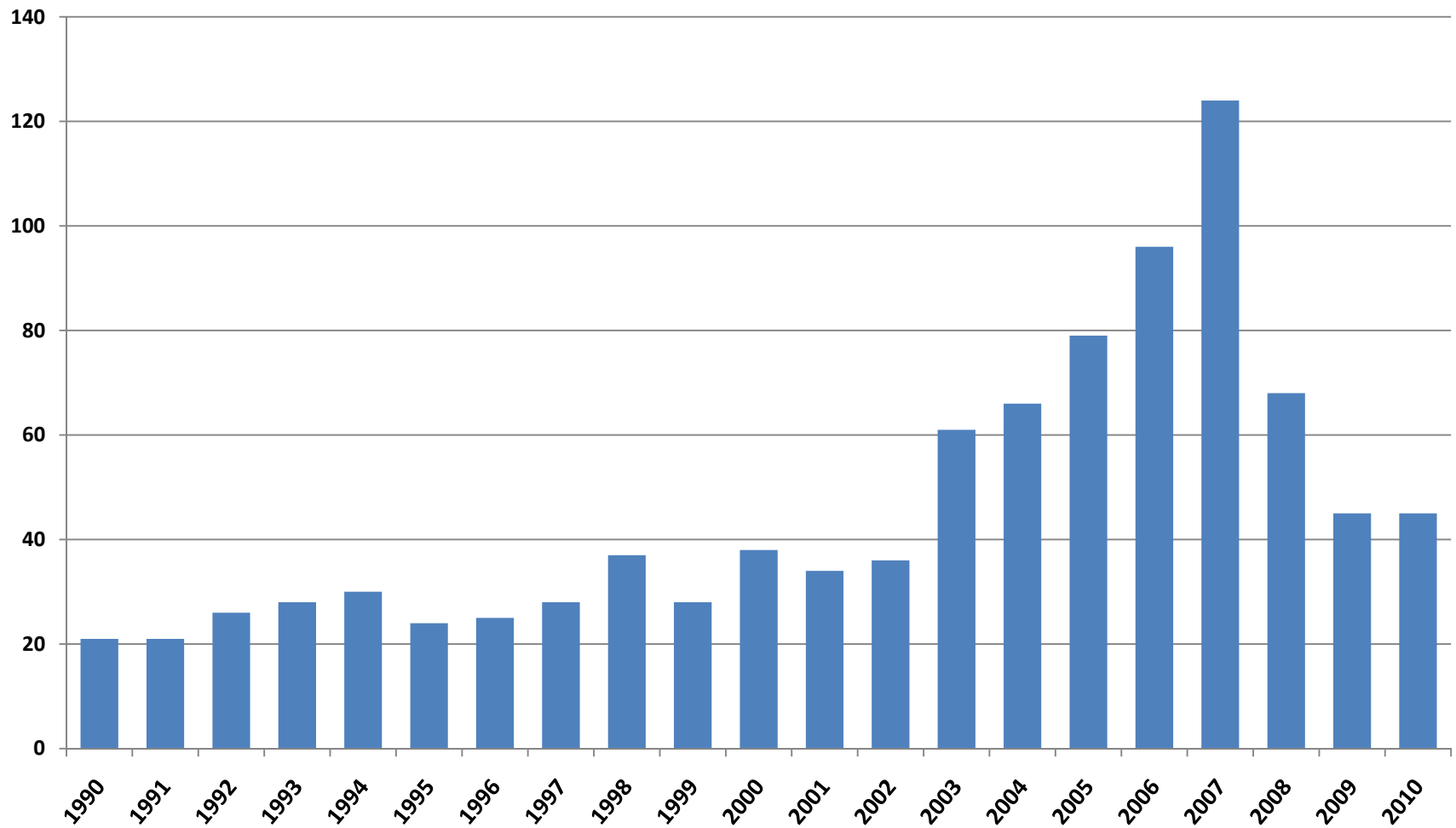
MARBLETON			
SALES YEAR	# SALES	Aver Sales Price	Total Sales Price
1990	8	\$ 55,062.00	\$ 440,496.00
1991	2	\$ 43,000.00	\$ 86,000.00
1992	5	\$ 46,060.00	\$ 230,300.00
1993	6	\$ 57,150.00	\$ 342,900.00
1994	7	\$ 70,220.00	\$ 491,540.00
1995	3	\$ 38,500.00	\$ 115,500.00
1996	7	\$ 60,285.00	\$ 421,995.00
1997	2	\$ 32,500.00	\$ 65,000.00
1998	12	\$ 59,708.00	\$ 716,496.00
1999	3	\$ 91,000.00	\$ 273,000.00
2000	5	\$ 73,700.00	\$ 368,500.00
2001	3	\$ 81,800.00	\$ 245,400.00
2002	8	\$ 113,625.00	\$ 909,000.00
2003	10	\$ 107,383.00	\$ 1,073,830.00
2004	9	\$ 127,050.00	\$ 1,143,450.00
2005	10	\$ 149,180.00	\$ 1,491,800.00
2006	8	\$ 179,027.00	\$ 1,432,216.00
2007	16	\$ 188,188.00	\$ 3,011,008.00
2008	20	\$ 196,045.00	\$ 3,920,900.00
2009	7	\$ 199,814.00	\$ 1,398,698.00
2010	2	\$ 80,957.00	\$ 161,914.00

District 9 Total Sales Price	District 9 Total # Sales	District 9 Total Avg Sales Price
\$ 1,065,196.00	20	\$ 53,259.80
\$ 542,948.00	10	\$ 54,294.80
\$ 910,499.00	16	\$ 56,906.19
\$ 1,116,500.00	19	\$ 58,763.16
\$ 1,764,547.00	24	\$ 73,522.79
\$ 740,500.00	12	\$ 61,708.33
\$ 1,287,890.00	18	\$ 71,549.44
\$ 590,500.00	8	\$ 73,812.50
\$ 892,495.00	16	\$ 55,780.94
\$ 751,500.00	9	\$ 83,500.00
\$ 1,076,493.00	15	\$ 71,766.20
\$ 2,505,895.00	23	\$ 108,951.96
\$ 2,258,895.00	21	\$ 107,566.43
\$ 2,471,702.00	21	\$ 117,700.10
\$ 4,114,000.00	29	\$ 141,862.07
\$ 3,933,496.00	24	\$ 163,895.67
\$ 4,797,664.00	26	\$ 184,525.54
\$ 8,834,989.00	36	\$ 245,416.36
\$ 7,887,404.00	36	\$ 219,094.56
\$ 4,356,098.00	20	\$ 217,804.90
\$ 2,117,240.00	13	\$ 162,864.62

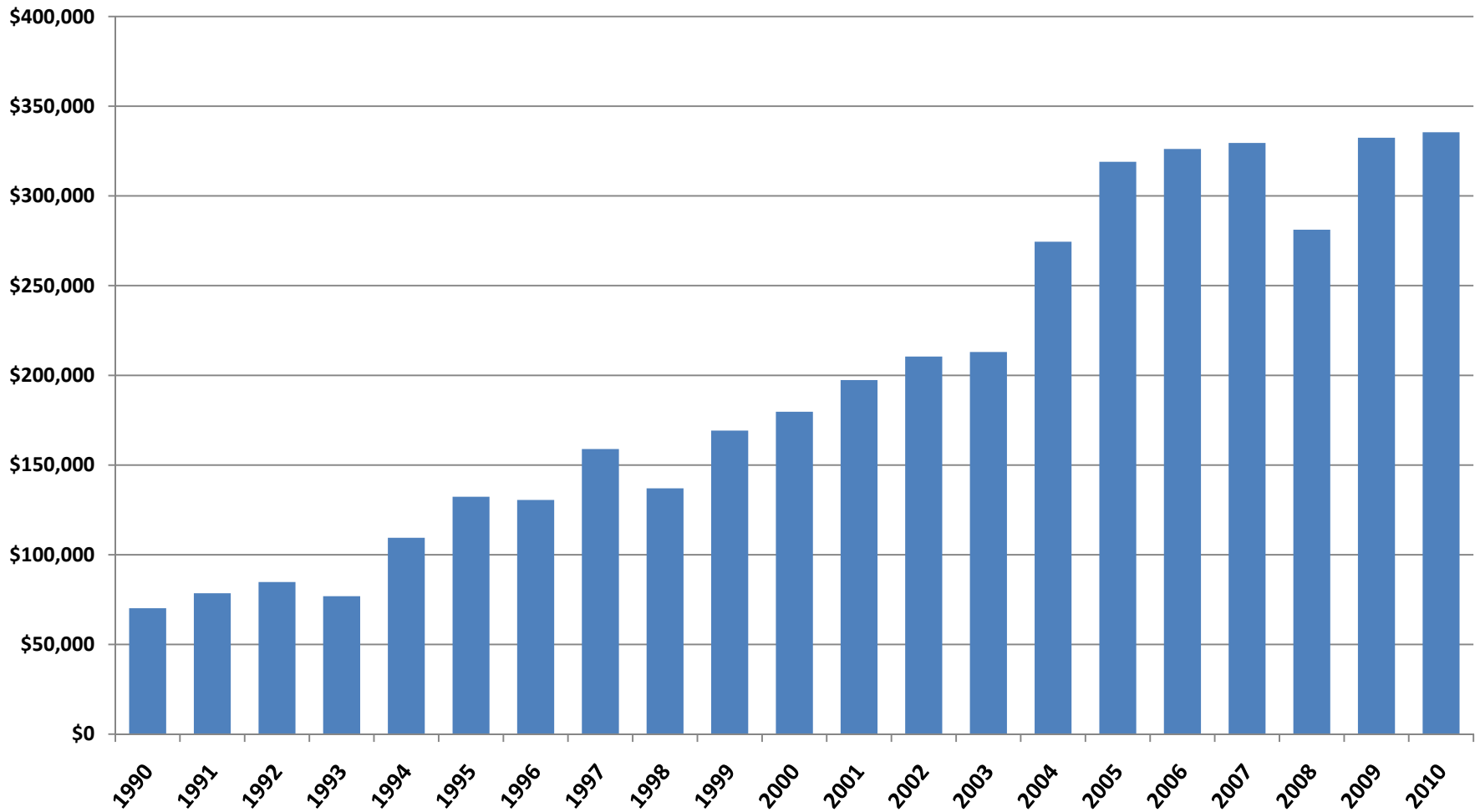
District 1 VS District 9 Avg	Average Tax Difference (assume average 64 Mills)
\$ 2,097.90	\$ 12.76
\$ 9,429.07	\$ 57.33
\$ 14,639.49	\$ 89.01
\$ 6,293.46	\$ 38.26
\$ 21,222.80	\$ 129.03
\$ 47,830.85	\$ 290.81
\$ 34,189.42	\$ 207.87
\$ 52,308.62	\$ 318.04
\$ 63,733.27	\$ 387.50
\$ 58,384.00	\$ 354.97
\$ 76,803.36	\$ 466.96
\$ 45,540.57	\$ 276.89
\$ 60,511.32	\$ 367.91
\$ 62,767.95	\$ 381.63
\$ 103,102.30	\$ 626.86
\$ 106,443.79	\$ 647.18
\$ 113,354.27	\$ 689.19
\$ 58,808.46	\$ 357.56
\$ 49,777.14	\$ 302.65
\$ 81,565.20	\$ 495.92
\$ 134,289.61	\$ 816.48

Example of Fuel Savings in Dist 9 vs Dist 1			
(To put 2 Mills in perspective)			
	Pinedale		Big Piney
Gas			
\$/gal	\$ 3.51		\$ 3.33
gal/week	20		20
\$/week	\$ 70.12		\$ 66.64
weeks/yr	52		52
	\$ 3,646.24		\$ 3,465.28
		\$ 180.96	
		(Savings in South County)	
Diesel			
\$/gal	\$ 4.05		\$ 3.94
gal/week	20		20
\$/week	\$ 80.98		\$ 78.78
weeks/yr	52		52
	\$ 4,210.96		\$ 4,096.56
		\$ 114.40	
		(Savings in South County)	
**Gas/Diesel numbers from Pinedale Online			
Mill Increase in District 9			
		Tax Increase Amount	
House Value	\$ 162,772		
Assessment Rate	0.095		
1 Mill	0.001	\$ 15.46	
2 Mills	0.002	\$ 30.93	
***Sublette County Assessor			

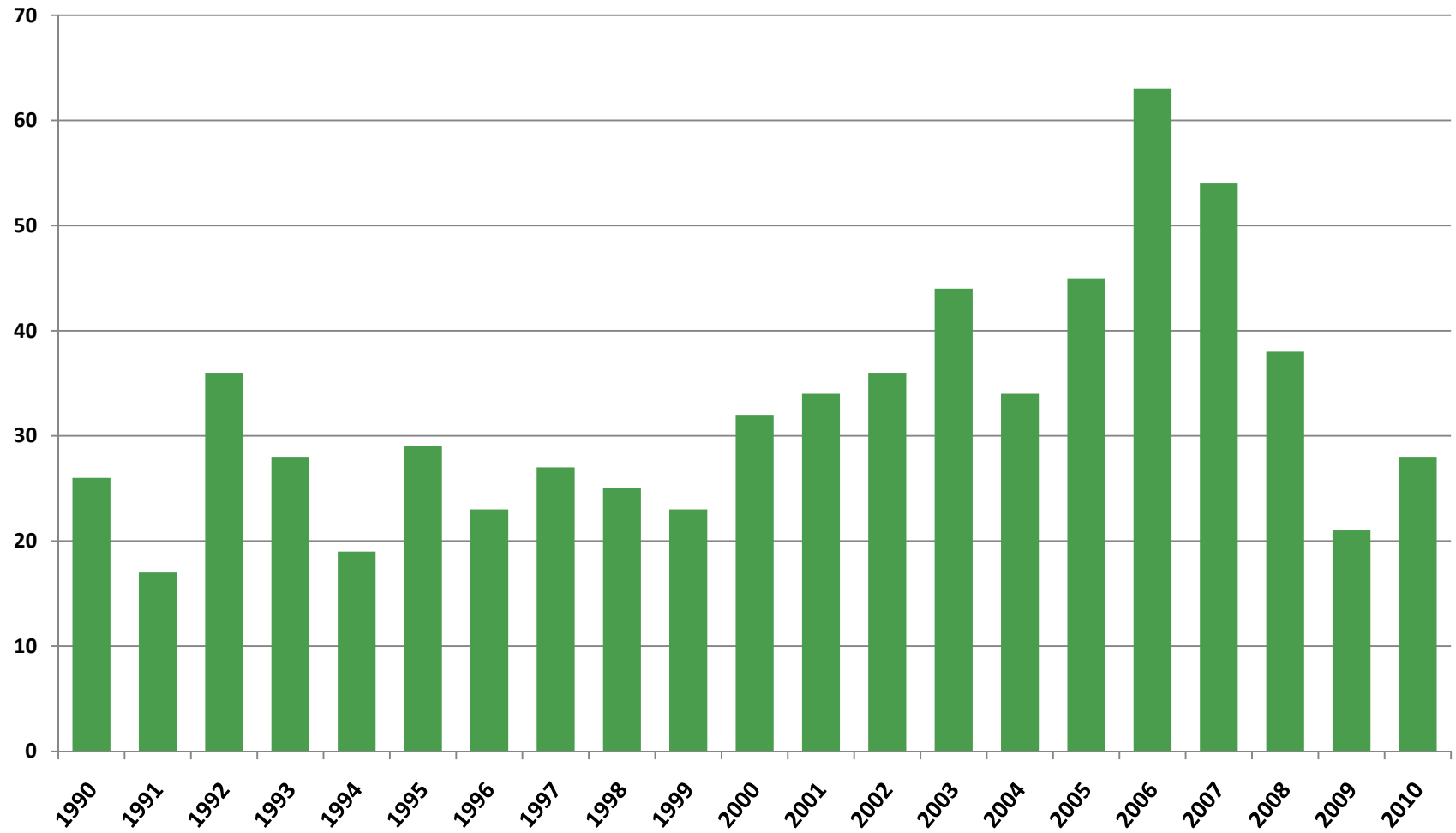
NUMBER OF IMPROVED RESIDENTIAL SALES - DISTRICT 101



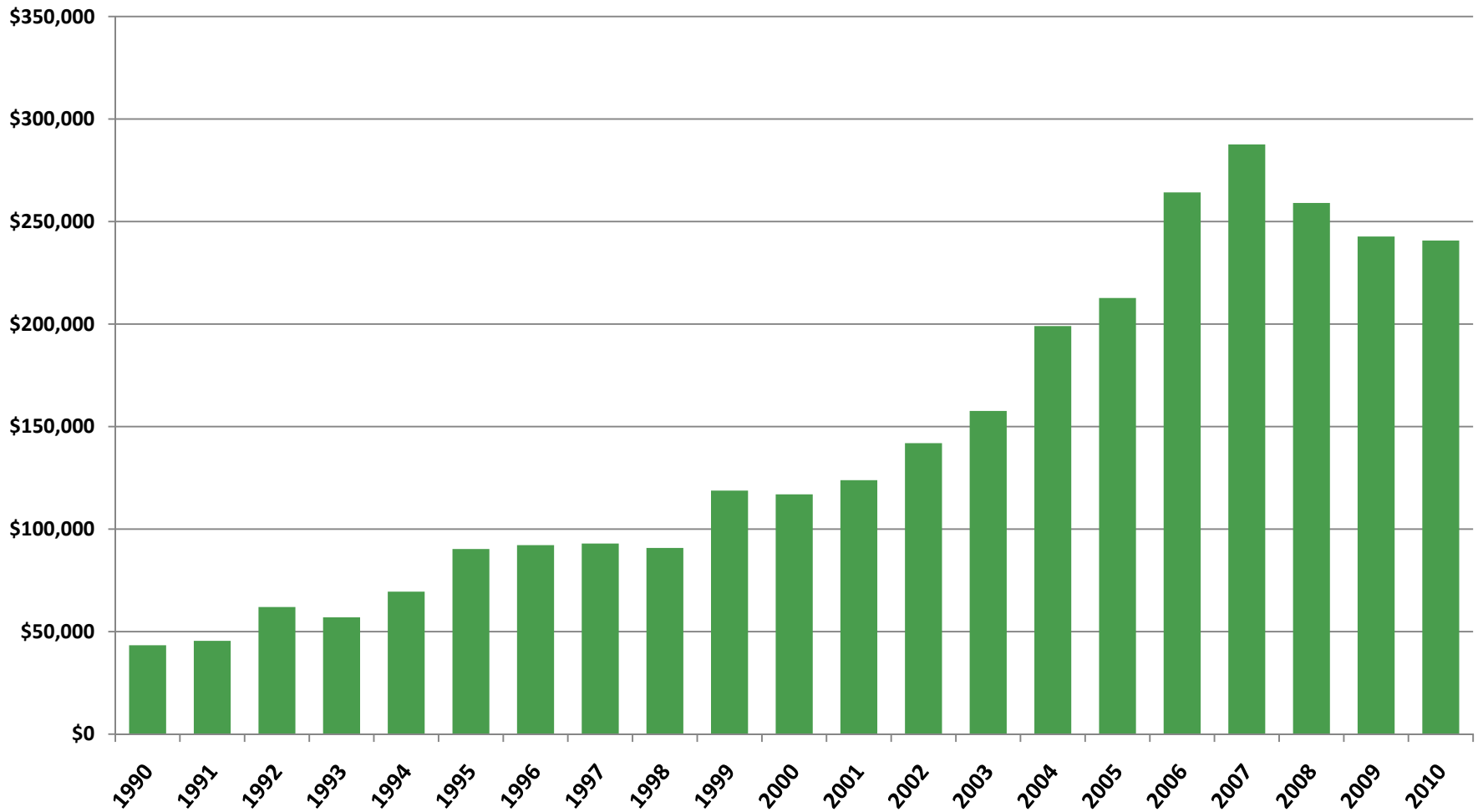
AVERAGE RESIDENTIAL SALE PRICE - DISTRICT 101



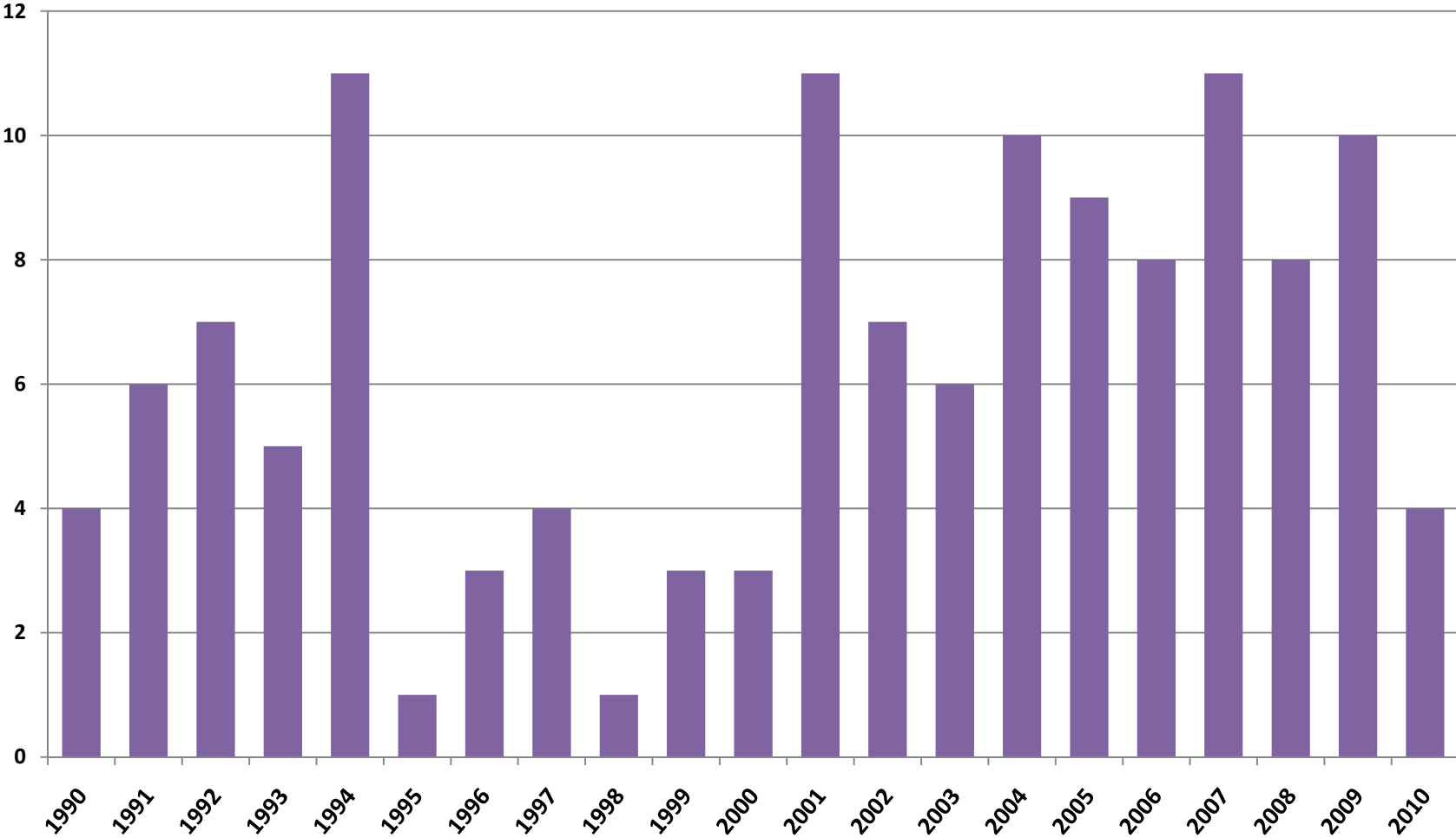
NUMBER OF IMPROVED RESIDENTIAL SALES - PINEDALE



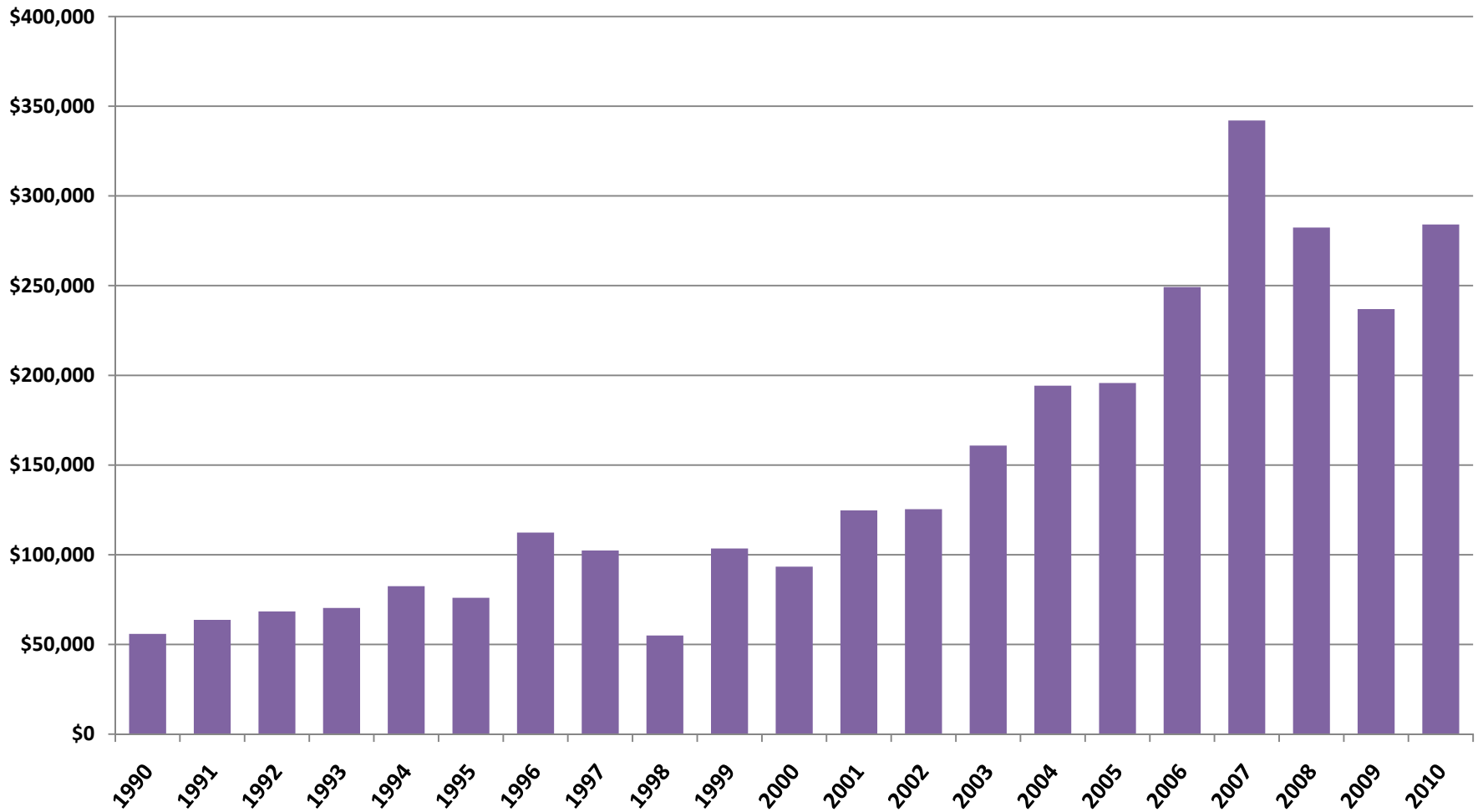
AVERAGE RESIDENTIAL SALE PRICE - PINEDALE



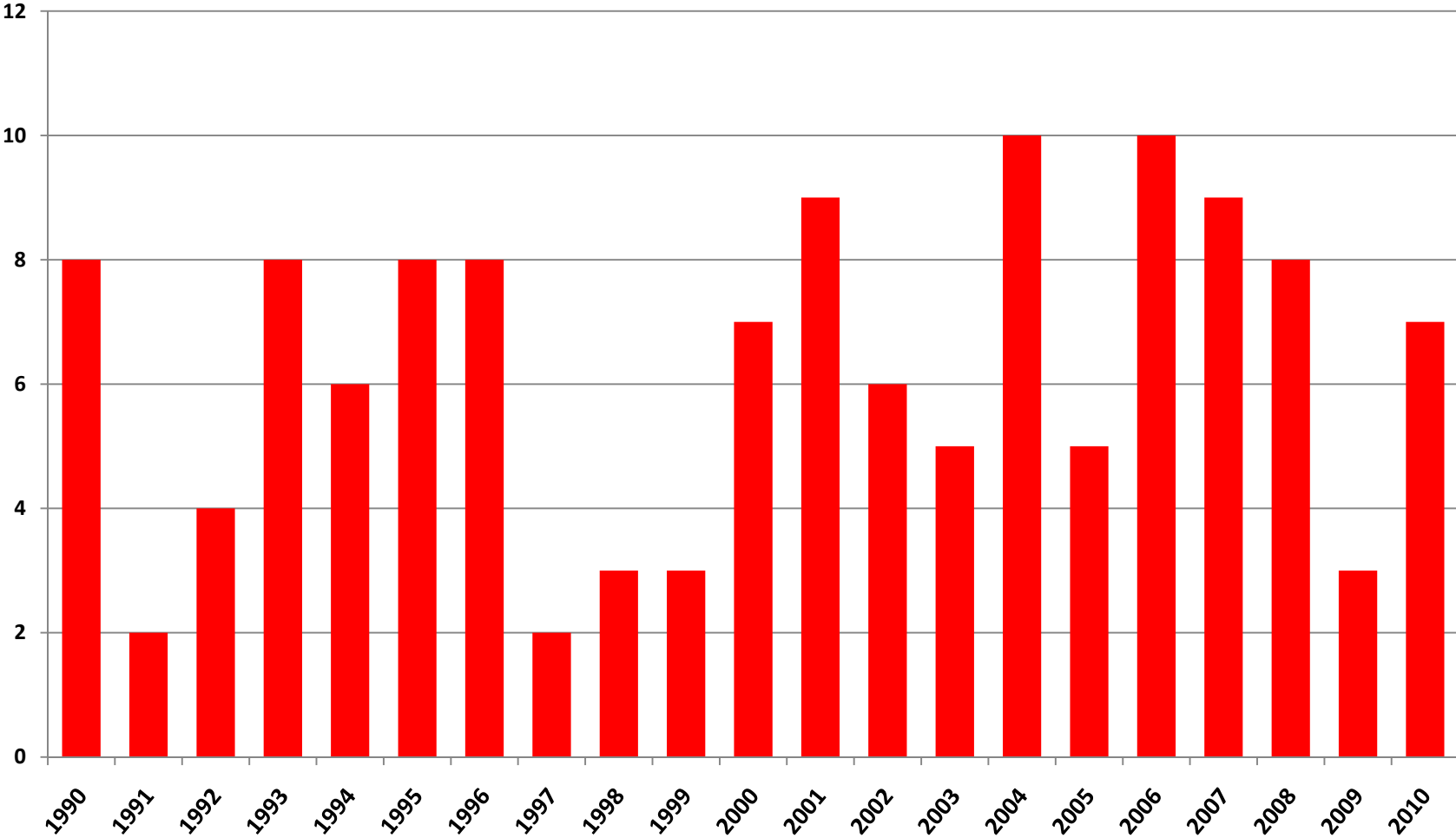
NUMBER OF IMPROVED RESIDENTIAL SALES - DISTRICT 900



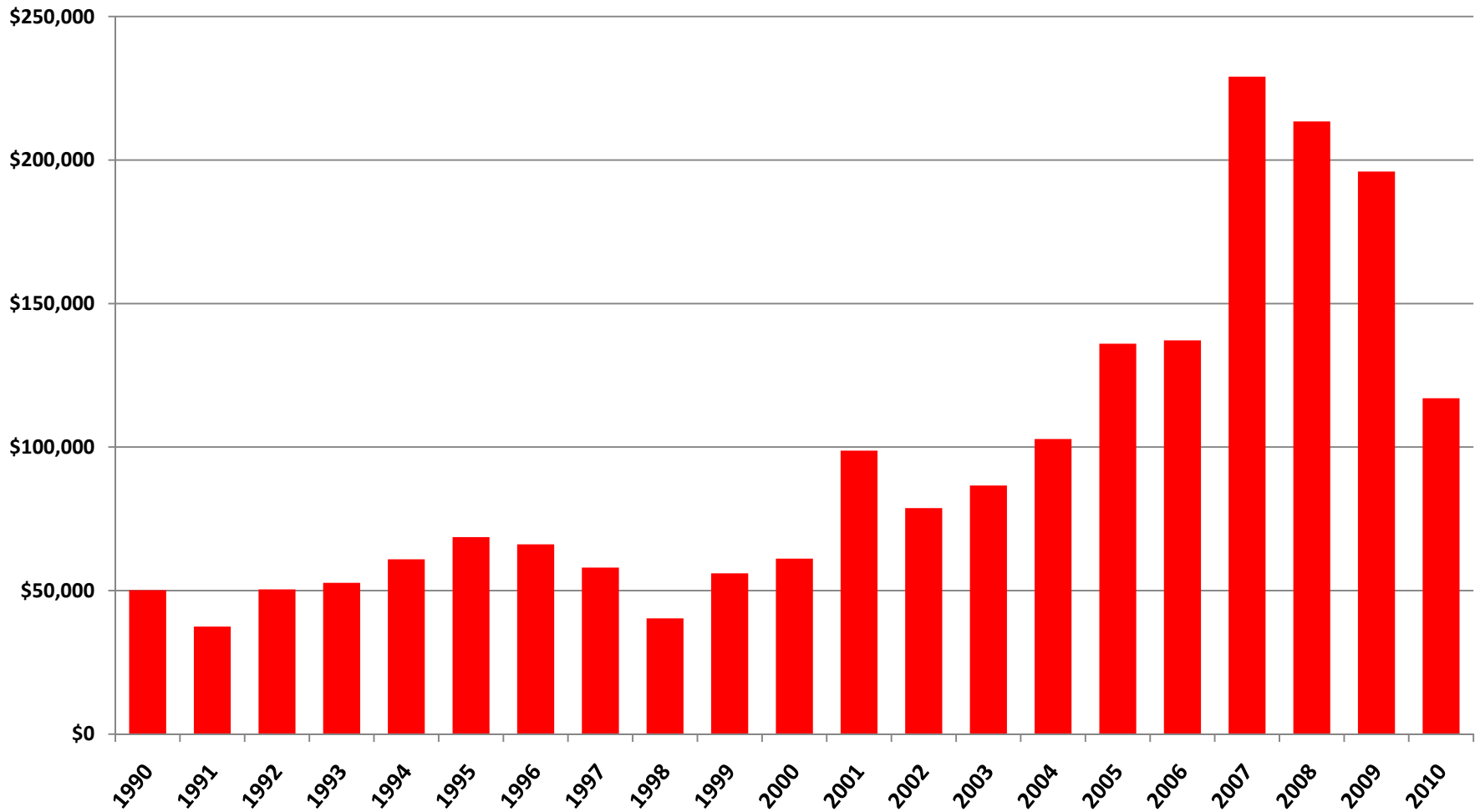
AVERAGE RESIDENTIAL SALE PRICE - DISTRICT 900



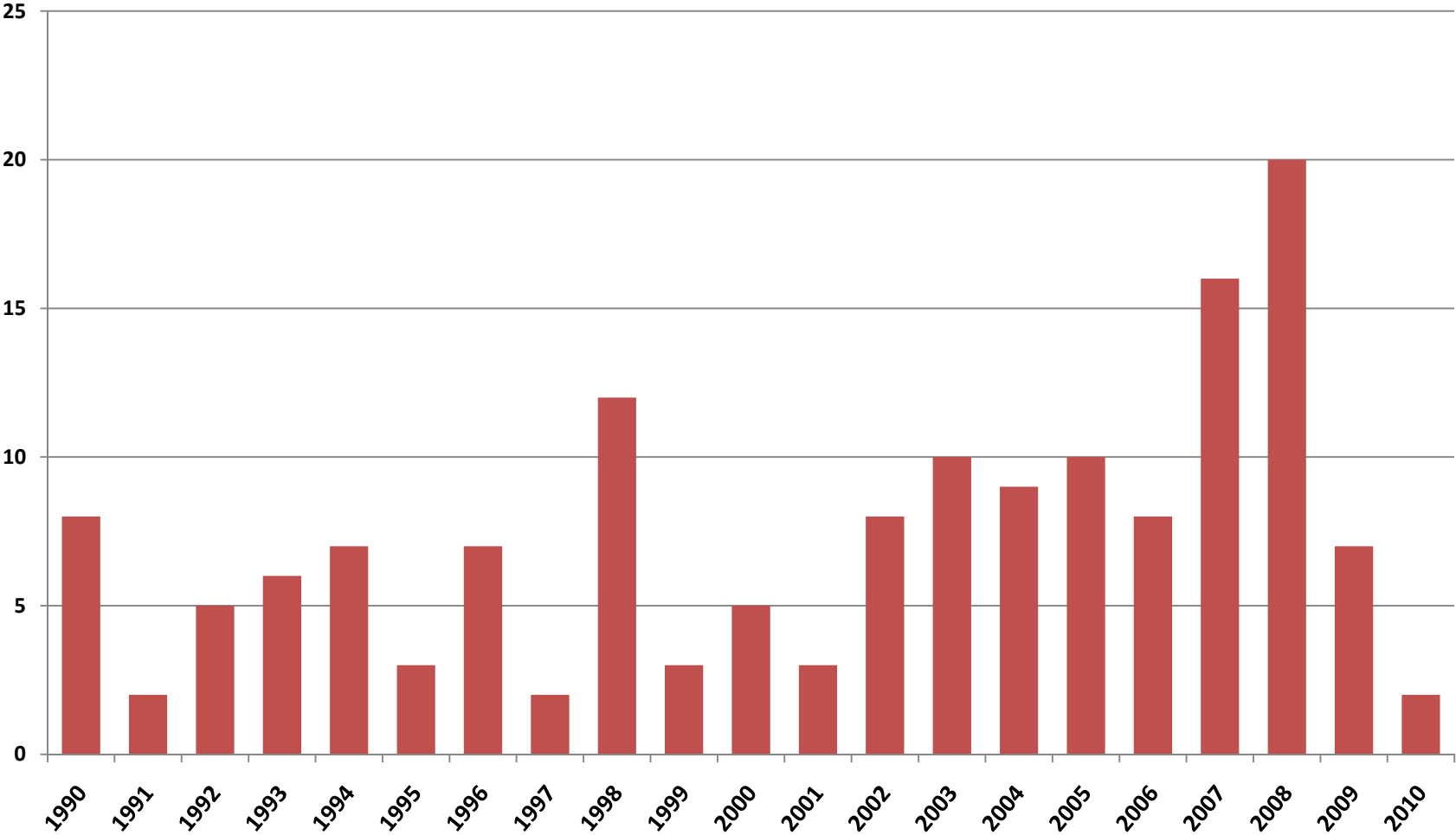
NUMBER OF IMPROVED RESIDENTIAL SALES - BIG PINEY



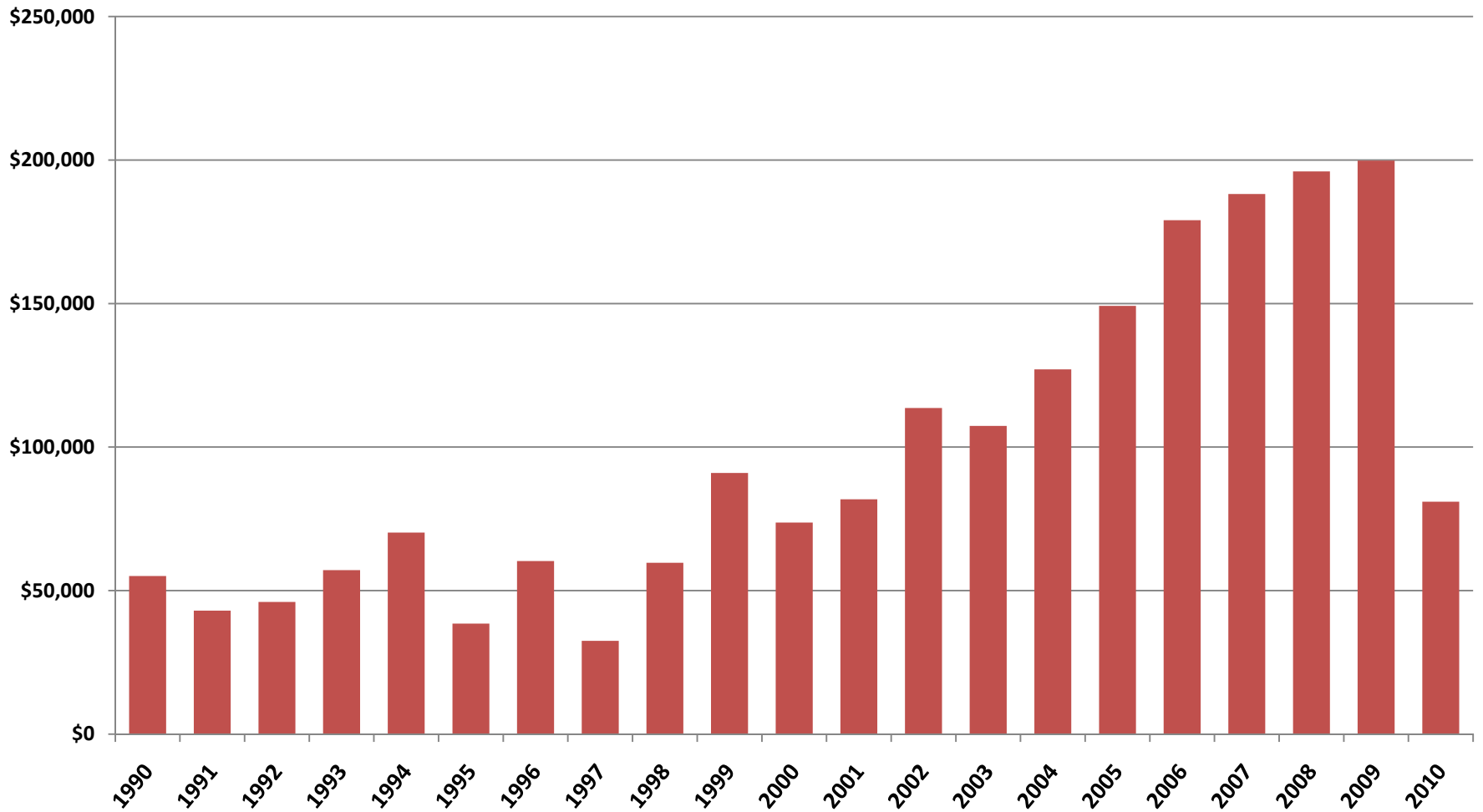
AVERAGE RESIDENTIAL SALE PRICE - BIG PINEY



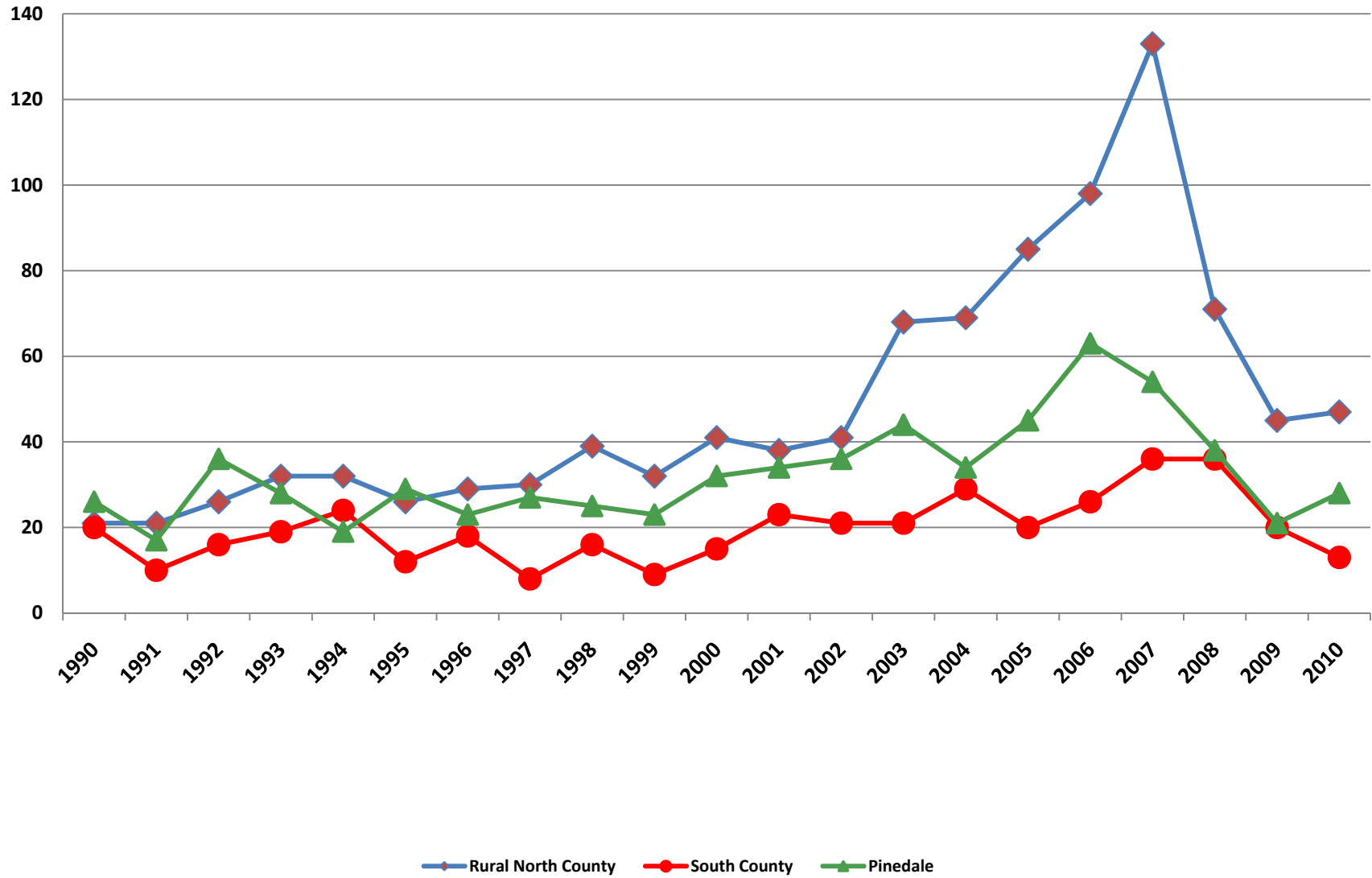
NUMBER OF IMPROVED RESIDENTIAL SALES - MARBLETON



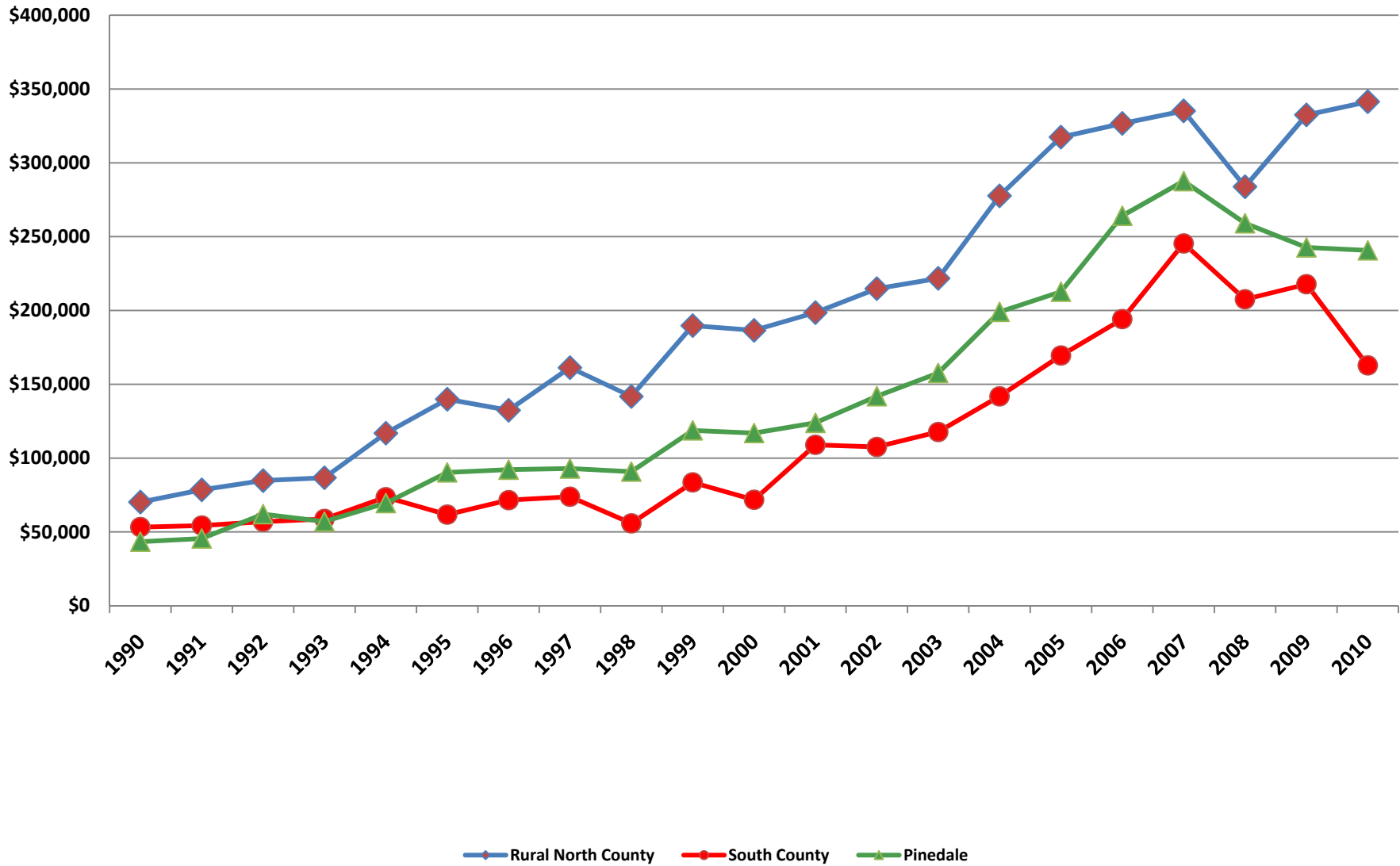
AVERAGE RESIDENTIAL SALE PRICE - MARBLETON



TOTAL IMPROVED RESIDENTIAL SALES BY AREA



IMPROVED RESIDENTIAL SALE PRICE AVERAGE BY AREA



RESIDENTIAL NEW CONSTRUCTION

NEW RESIDENTIAL CONSTRUCTION										
(single family modular, manufactured, stick)										
					Pinedale					
YEAR	RURAL	HOBACK	BLCE	PINEDALE	Condo, Duplex	RURAL	BIG	MARB	S CNTY	COUNTY
	101	RANCH			Townhouse units	900	PINEY		TOTAL	TOTAL
1990	41	2	1	1		8	1	0	9	54
1991	36	5	5	1		4	0	1	5	52
1992	31	4	5	5		2	0	0	2	47
1993	27	1	0	4		3	1	2	6	38
1994	67	7	1	11		12	0	4	16	102
1995	54	7	2	12		6	2	5	13	88
1996	53	3	1	9		8	1	7	16	82
1997	27	7	0	4		4	1	6	11	49
1998	42	4	2	11		8	2	10	20	79
1999	60	3	0	12		2	2	4	8	83
2000	47	3	1	7		6	0	3	9	67
2001	60	4	0	10		9	0	5	14	88
2002	70	6	0	11		6	2	8	16	103
2003	68	2	1	15		8	0	5	13	99
2004	90	1	1	14		9	1	5	15	121
2005	116	1	0	16	53	12	3	12	27	213
2006	160	3	0	16	24	14	7	7	28	207
2007	162	5	1	7	23	14	8	17	39	237
2008	72	1	0	9	19	11	3	6	20	102
2009	36	0	1	7		4	2	6	12	56
2010	33	1	1	5		3	1	1	5	45
TOTAL	1352	70	23	187	119	153	37	114	304	2012