



Wyoming Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Wyoming lets you appeal. Use this checklist to file correctly and on time.

Wyoming at a glance

Appeal deadline	Within 30 days of the assessment schedule date or postmark — filed with the county ASSESSOR, not the board
Effective tax rate	0.53% (about \$1,767/yr on a \$309,700 home)
Assessment basis	9.5% of market value (residential)
Appeals heard by	County Board of Equalization !' State Board of Equalization !' District Court

File your written statement of contest with the county ASSESSOR (Wyo. Stat. 39-13-109(b)(i)) — mailing it to the county board does not preserve your appeal. Assessment schedules mail by the fourth Monday in April, which is April 27, 2026, putting the 2026 deadline around May 27. Appeal to the State Board of Equalization within 30 days of the county board decision or its postmark, whichever is later. Deadlines and forms vary by county — always confirm with your local county assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive your assessment schedule (mailed by the fourth Monday in April — April 27, 2026)
- ☐ File your written statement of contest with the county ASSESSOR within 30 days of the schedule date or postmark — filing with the board does not preserve the appeal
- ☐ Meet with the assessor to review the valuation
- ☐ County Board of Equalization hearing
- ☐ Appeal to the State Board of Equalization within 30 days of the county board decision or its postmark
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Veterans Exemption: \$3,000 assessed value reduction for qualifying veterans
- **Senior / other relief:** Property Tax Refund Program for 65+ with income under \$25,000

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.