

# Albany County Assessor

## Chelsie R. Mathews

---

### **Property Tax Relief Programs- 2025**

#### **Veterans Exemption**

For 2025, the exemption amount has doubled

- Approximately \$400 off your property tax bill, or up to \$180 off your vehicle registration.
- Qualifications: Visit the Albany County Assessor's website or contact the Assessor's Office for details.
- **Deadline to Apply: 4th Monday in May.**
- Applications are processed through the County Assessor's Office.

#### **Long-Term Homeowners Exemption**

New for 2025 and 2026 **ONLY**

- 50% off your primary residence (must live there 8+ months) and associated land (up to 35 acres).
- Must be 65+ years old and have paid property tax in Wyoming for 25+ years (does not need to be the same home or the same County).
- **Deadline to Apply: 4th Monday in May.**
- Applications are processed through the County Assessor's Office.

#### **Homeowners Exemption**

New for 2025

- All single-family homes and associated land will automatically receive 25% off (no application required).
- For 2026 and future years, this exemption will be limited to owner-occupied residences, and an application will be required.
- Note: If you qualify for the Long-Term Homeowners Exemption, you will not receive this exemption until 2027.

#### **Residential Property Exemption**

- A 4% cap on annual property tax increases applies to single-family homes and associated land.
- This exemption is automatic – no application needed.
- Note: New owners, recent construction, or home additions do not qualify until 2026 or the first year following completed construction.

#### **Property Tax Refund**

Apply for a refund toward your 2024 property taxes, applications available April 1, 2025

- **Deadline: June 2, 2025.**
- For more details or to apply, contact the Albany County Treasurer's Office or visit the Wyoming Department of Revenue website: <https://wptrs.wyo.gov/>

**For more information on these programs please call our office at 307-721-2511 or visit our website at <https://www.albanycountyyw.gov/1557/Tax-Relief>**

**The included 2025 Notice of Assessment will reflect any property tax relief you are currently receiving, with the exception of the refund program.**



# Wyoming Property Tax Refund System

Welcome to our site

Application submissions for 2024 refunds will be accepted until 06/02/2025

For paper application, brochure, and additional information, please visit the [Property Tax Refund Program Homepage](#)



## What you will need before you begin

## Changes from 2023 Tax Year:

## Qualification Requirements

### Documents to Upload:

- Copies of Tax Bill (Available from your County Treasurer)
- Copy of Tax Receipts (Available from your County Treasurer)
- Copies of verification of all income (IRS form 1040, Pension/IRA and or Social Security Benefits Letter), for each household member.

### Please note changes to the program from the

### 2023 Tax Year:

- If your income is 125% or below the Median Income for your county or the state, the greater of, your refund will be calculated on the 75% of your taxes paid not to exceed one half of the median residential tax bill for your county.
- If your income is 126% to 145% of the Median Income for your county or the state, the greater of, your refund will be calculated on the 75% of your taxes paid not to exceed one half of the median residential tax bill for your county. This amount is then reduced by 35%.

- Wyoming resident for at least five years
- Primary residence only
- Meet Income requirements (varies by County)
- Total assets are LESS than \$163,019.00 PER adult household member



**Where to get an application:**

Application forms are available

from:

**Your Local County Treasurer**

or

**Wyoming Department of Revenue  
122 W. 25th Street, Suite 301 E  
Cheyenne, Wyoming 82002-0110.**

**You may also file on-line at  
WPTRS.wyo.gov.**

For more information contact  
your county treasurer or call the  
Department of Revenue at  
**(307) 777-7320.**

**Tax Year 2024 Refund Application**

**Deadline is June 2, 2025**

**Refund checks will be mailed no later  
than September 30th, 2025**

Department of Revenue  
122 West 25th Street, Suite E301  
Cheyenne, Wyoming 82002-0110

**CURRENT PROPERTY TAX  
REFUND/CREDIT/DEFERRAL  
PROGRAMS IN WYOMING**

[Property Tax Deferral Program](#)

Currently only available in Teton County.

A program to defer (not refund or credit) property taxes on a qualifying residence.

Due date: June 30th

Applications: Local County Assessor

[Property Tax Relief Administered by Local County Assessor](#)

\*Veteran's Tax Exemption

\*Residential Structures and Associated Land partial exemption

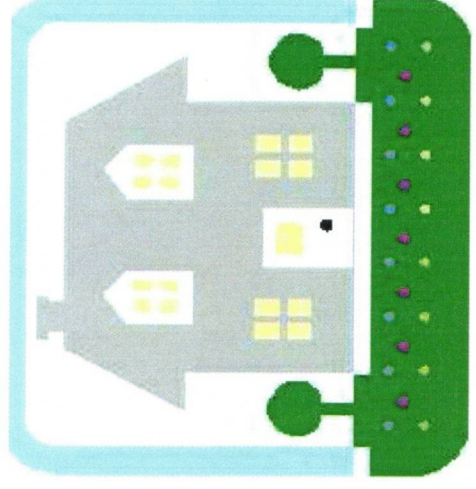
\*Long Term Homeowners Exemption

**IMPORTANT  
INFORMATION**

**WYOMING**

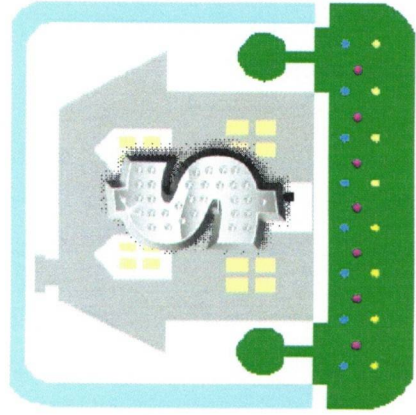
**PROPERTY**

**TAX REFUND**



**AMOUNT OF REFUND GRANTED**

Wyoming Statute § 39-13-109(c) (v)(C). A refund granted under this paragraph shall not exceed 75% of the applicant's prior year's property tax, but in no instance shall the amount of refund exceed one-half (1/2) of the median residential property tax liability for the applicant's county of residence as determined annually by the department of revenue. Your refund will be adjusted based on your income as it compares to 125% to 145% of the Median Income for your county or state. This also may be adjusted due to funding available.



**You may qualify if:**

- You own your home
- You have paid your 2024 property taxes on that home in a timely manner and have a receipt for same
- You have been a Wyoming resident for the past five years
- You occupied the residence for not less than 9 months of the tax year

**RESIDENCY**

which you reside:

05	Albany	*\$109,881
09	Big Horn	*\$109,881
17	Campbell	\$133,139
06	Carbon	*\$109,881
13	Converse	\$115,754
18	Crook	\$112,897
10	Fremont	*\$109,881
07	Goshen	*\$109,881
15	Hot Springs	*\$109,881
16	Johnson	*\$109,881
02	Laramie	\$111,331
12	Lincoln	\$129,529
01	Natrona	*\$109,881
14	Niobrara	*\$109,881
11	Park	*\$109,881
08	Platte	*\$109,881
03	Sheridan	*\$109,881
23	Sublette	\$116,841
04	Sweetwater	\$111,650
22	Teton	\$192,459
19	Uinta	\$117,856
20	Washakie	*\$109,881
21	Weston	\$111,447

**ASSETS**

- Your total personal assets do not exceed \$163,019 per adult household member. In other words, if you own other real estate, bank accounts and investments, they cannot value in excess of \$163,019 per adult household member. However, you may exclude the value of your home, a car for each adult household member, and any retirement accounts (IRA's, 401K plans, cash value of life insurance policies, Medical Savings, etc.) **or**

- Your total property tax bill exceeds more than 10% of your total reported income, then this asset limit would not apply.

**INCOME**

- Your household income is equal to or less than 145% of the median household income for the county in which you reside or the statewide median, whichever is greater (see chart on opposite page)

**OR**

This is 145% of the 2024 Median Household Income for the county in

\* This is 145% of the 2024 Statewide Median Household Income: \$109,881

**WYOMING LONG TERM HOMEOWNER  
AFFIDAVIT AND APPLICATION  
FILING INSTRUCTIONS**

The application for the long-term homeowner must be properly completed and filed with the County Assessor **no later than the fourth Monday in May. No exceptions.**

Be sure to fill in all sections. Please attach all supporting documents for ownership and age criteria. INCOMPLETE FORMS WILL RESULT IN THE DENIAL OF THE EXEMPTION CLAIM.

***INFORMATION SPECIFIC TO THE RESIDENTIAL PROPERTY ON WHICH YOU WISH TO CLAIM THE EXEMPTION.***

1. Tax year is the year you wish to claim the exemption.
2. Property "Account Number" is the number assigned by the County Assessor and can be found on your Assessment Schedule. It will begin with "R" or "M".
3. In addition to your primary residence, you may claim the exemption on associated residential land where the dwelling is located if the land is under the same ownership as the residence. If land is assessed as a separate account, you must complete an additional application for that account.

***OWNERSHIP OF PRIMARY RESIDENCE***

1. Legal owner can be found on the deed that was recorded in the real estate recording office of the county clerk when you acquired your primary residence. It can also be found on the Certificate of Title if a mobile home. You do not need to supply a copy of your deed or title to the Assessor. Assessor will verify the applicant is the legal owner of record as of January 1<sup>st</sup> of the tax year.
2. Select the appropriate form of ownership.

***AGE REQUIREMENT***

1. Provide proof of your age at time of application using a Wyoming driver's license, Wyoming identification card, passport, birth certificate or any other document that establishes applicant's age.

***SURVIVING SPOUSE OF A PERSON THAT PREVIOUSLY QUALIFIED FOR THIS EXEMPTION (if applicable)***

1. Provide proof that your spouse received this exemption in a prior year. This may be obtained from the County Assessor.

***HISTORICAL RESIDENTIAL WYOMING TAXES PAID***

1. Please provide the tax years, property location and County where residential property taxes were paid previously.
2. Please provide the name(s) of how property was held previously if different than the name provided on this application.
3. If nothing is listed, you are indicating all property tax bills state the same name as noted under "Ownership of Primary Residence" on this application.
4. If you are a surviving spouse of a previously qualifying person, you are not required to complete this section.

***CERTIFICATION***

1. Be sure to read the certification statement very carefully, and sign and date the application in the spaces provided.

**\*WYOMING LONG TERM HOMEOWNER  
AFFIDAVIT AND APPLICATION**  
**Application must be submitted to County Assessor  
no later than the 4th Monday of May**

Assessor's Office Only:

Date: \_\_\_\_\_ Deputy: \_\_\_\_\_

CAMA Flag: \_\_\_\_\_

*Information below is specific to the residential property on which you wish to claim the exemption.*

Tax Year: \_\_\_\_\_

Applicant's First Name: \_\_\_\_\_ M. I.: \_\_\_\_\_ Last Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Primary Residence Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

County: \_\_\_\_\_ Property Account Number: \_\_\_\_\_

***Ownership of Primary Residence Stated Above (Verification required)***

Legal owner(s) of record on January 1<sup>st</sup> of tax year noted above.

Please Print: \_\_\_\_\_

Type of Ownership (check applicable)

The primary residence is owned by me solely or with other owners.

I hold the primary residence as a vendee in possession under contract of sale.

The primary residence is owned by a corporation, partnership or limited liability company and the applicant is a shareholder or owner of the corporation, partnership or limited liability company.

Primary residence is held in a trust established by or for the benefit of the applicant.

***Age Requirement (Verification Required)***

Applicant/owner that occupies the primary residence is at least 65 years of age or older.

**OR**

**(You must check above or below to claim the exemption)**

***I am a surviving spouse of a person who qualified in a prior year. (Verification required)***

Statement from County Assessor verifying prior year exemption granted.

**Historical Residential Wyoming Taxes Paid (required unless you are a surviving spouse)**

The law requires the applicant to have paid residential property taxes in Wyoming for at least 25 years.

Tax Year(s) Paid	Residence Address	County

Historical Ownership (if applicable)

If you owned property under a name different than that listed on this application, please list below.

**Certification**

I certify under penalty of false swearing that the following is true.

1. The referenced property on this claim is my primary residence.
2. I reside in the primary residence for not less than eight (8) months of the year.
3. I am 65 years of age, or am a surviving spouse of a person that qualified for this exemption in a prior year.
4. The information stated on this application is true, correct, and complete to the best of my knowledge and acknowledge false claims are punishable under Wyoming Statute 6-5-303.

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
County and State of Execution

\*Application authorized by the Wyoming Department of Revenue. Alternate applications will not be accepted.