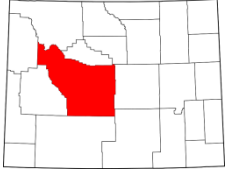


COUNTY DESCRIPTION



Fremont County is the second largest county in Wyoming encompassing 9,266 sq miles. It is the second largest county in land size (after Sweetwater County, WY) in the six Rocky Mountain States. Elevations and climate range from desert at Boysen State Park to glaciers at 13,804-foot (4,207 m) Gannett Peak, the highest point not only in Wyoming but in the three Central Rockies states of Wyoming, Idaho and Montana. The southern end of the county is traversed by the Oregon Trail and in the northwest corner lays Dubois, a gateway town for Yellowstone National Park and Grand Teton National Park.

A large portion of the western edge of the county follows the Continental Divide at the crest of the Wind River Range of the Rocky Mountains, known for its vast wilderness areas and home of the largest glaciers in the American Rocky Mountains. The following 8 counties can be found along the border of Fremont County:

- Hot Springs County, Wyoming - north
- Washakie County, Wyoming - northeast
- Natrona County, Wyoming - east
- Carbon County, Wyoming - southeast
- Sweetwater County, Wyoming - south
- Sublette County, Wyoming - west
- Teton County, Wyoming - northwest
- Park County, Wyoming - northwest

As each of these counties varies greatly, the areas within Fremont County also vary.

Fremont County has six incorporated cities and towns: Lander, Riverton, Dubois, Hudson, Pavillion, and Shoshoni. On top of these six, eight census recognized communities and 6 other communities can be found in Fremont County. Each community is unique and has its own distinctive characteristics.

The county seat is Lander which is home to the National Outdoor Leadership School and the Wyoming Catholic College. However, the largest community is Riverton, home of Central Wyoming College.

Located in the center of Fremont County in the Wind River Basin, The Wind River Indian Reservation can be found. The towns of Arapahoe, Ethete and Fort Washakie are located on the reservation. The reservation is home to approximately 2,500 Shoshone Indians and 5,000 Northern Arapahoe Indians. The only casinos in Wyoming can be found on the Reservation.

Fremont County relies on three main industries to support its economy: Agriculture, Mineral Production, and Tourism. With a county so large, location is a major factor in which of the industries plays the largest role.

Countywide agriculture plays a role. Various crops including sugar beets, alfalfa, and corn can be grown in the fertile irrigated plains that surround Riverton. The grazing of livestock including sheep and cattle is also a vital agricultural component of the economy throughout the county. In the wooded mountain areas, logging is prominent.

In the northeast near Shoshoni and Lysite, oil and gas production has become the main economic force. There is also a major natural gas production field near Pavillion. Green Mountain near Jeffry City has a large store of Uranium and the South Pass and Atlantic City area is rich in Gold.

Tourism is the main industry in the Dubois area. Many dude ranches and outfitting businesses can be found in the Dubois area.

Fremont County is very unique. Its cultural, industrial, elevation and climatic diversity, as well as its size, make it difficult to categorize the county as a single location. Each community has its unique characteristics that make it what it is.

COUNTY VALUATION NARRATIVE

General LEA Rationale : In General LEA’s are geographical in nature. Boundaries include but are not limited to tax district boundaries, subdivision boundaries, Wind River Indian Reservation boundaries, rivers, and roads. Individual LEA rationale will be discussed in each LEA narrative.

General NBHD Rationale: In General NBHD’s boundaries are the same as the LEA. Divisions into NBHDS may also be made based on location, Property Type, Built as, or other characteristics. Individual NBHD rationale will be discussed in each NBHD narrative.

LEA’s & NBHD’s in County: See attached listing.

** Unless otherwise stated, sales date range is January 1, 2010 to December 31, 2010**

COUNTYWIDE STATISTICS:

VACANT	Before Adjustments	After Adjustments
Number of Sales	52	47
Median	0.9584	0.9638
PRD	1.1201	1.0168
COD	29.5977	14.575
Confidence Interval	0.8763 – 1.0886	0.9216 – 1.0382

RESIDENTIAL	Before Adjustments	After Adjustments
Number of Sales	340	317
Median	0.7762	0.9571
PRD	1.0019	1.0077
COD	15.8420	8.9197
Confidence Interval	0.7783 - 0.8138	0.9365 – 0.9623

COMMERCIAL	Before Adjustments	After Adjustments
Number of Sales	14	9
Median	1.1406	0.9694
PRD	1.4373	.9983
COD	38.9756	5.5017
Confidence Interval	0.9244 – 1.6546	0.9254 – 1.0399

Tara Berg

Date