



United States Department of the Interior
BUREAU OF LAND MANAGEMENT
Wyoming State Office
P.O. Box 1828
Cheyenne, Wyoming 82003-1828



In Reply Refer To:
2800 (921Gertsch) P

December 5, 2005

Instruction Memorandum No. WY-06-9
Expires: 9/30/2007

To: Field Managers
Attn: Realty Staff
From: Associate State Director
Subject: Mass Appraisal – Wyoming Minimum Rental Rates (Small Site Appraisals) –
Appraisal Services Directorate

As you know, the appraisal memorandum authorizing Wyoming's use of the flat \$500 rate for small site appraisals of 5 acres or less expired on September 30, 2005. In anticipation of the need to replace this tool, we requested a mass appraisal from Appraisal Services Directorate (ASD) for surface rentals of site right-of-ways and permits of up to 5 acres in size.

On November 23, 2005, we received the attached Mass Appraisal from ASD. The mass appraisal excludes use in Teton and Laramie counties and any areas, including the city of Laramie, which show "substantial urban influence". Substantial urban influence is defined as "any economic influence that would invalidate the application of this mass appraisal to any specific subject."

The Mass Appraisal requires that you continue to request a site specific appraisal through the ARRTS system for your small site uses. The information you provide in your request will be used in conjunction with the formulas gathered in the Mass Appraisal to prepare a site specific evaluation/appraisal, with a short turn-around time. Please note that specific valuation dates will be provided for your individual valuation requests. ASD intends "that the mass valuation formula may be used for one year or until deemed to be outmoded by changes in market conditions, whichever occurs first."

If you have questions, please contact Tamara Gertsch at 307-775-6115.

/S/ Alan L. Kesterke

Attachment:
Mass Appraisal – Wyoming Minimum Rental Rates (8 pp.)
Appraisal Review Statement (5 pp.)