2017 Wyoming Housing Conditions

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2017 Wyoming Housing Conditions

Sponsored by the

Wyoming Housing Database Partnership

Final Report

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EXECUTIVE SUMMARY

BACKGROUND

The purpose of the 2017 Wyoming Housing Conditions report is to evaluate the current inventory of housing in the State by reporting on the physical condition of the stock; the quality of materials used in construction; and the age, style, and selected other characteristics and attributes of the stock. This study utilizes County Assessor property tax appraisal information. By describing the attributes of Wyoming's housing stock, the Housing Database Partnership hopes to provide enhanced information on the physical condition of the housing stock and its useful life, thereby aiding in the investment of housing resources so that they are applied to their highest and best uses first. This information will also help identify the location and degree of need for housing rehabilitation.

The appraisal data are drawn from the Computer Assisted Mass Appraisal (CAMA) system. While each County Assessor is responsible for this data, the Wyoming Department of Revenue (DOR) has a centralized system that receives copies of all the property tax records from each Assessor. The DOR extracted selected data from the appraisal systems, thereby enabling this research to use a uniform and consistent set of data.

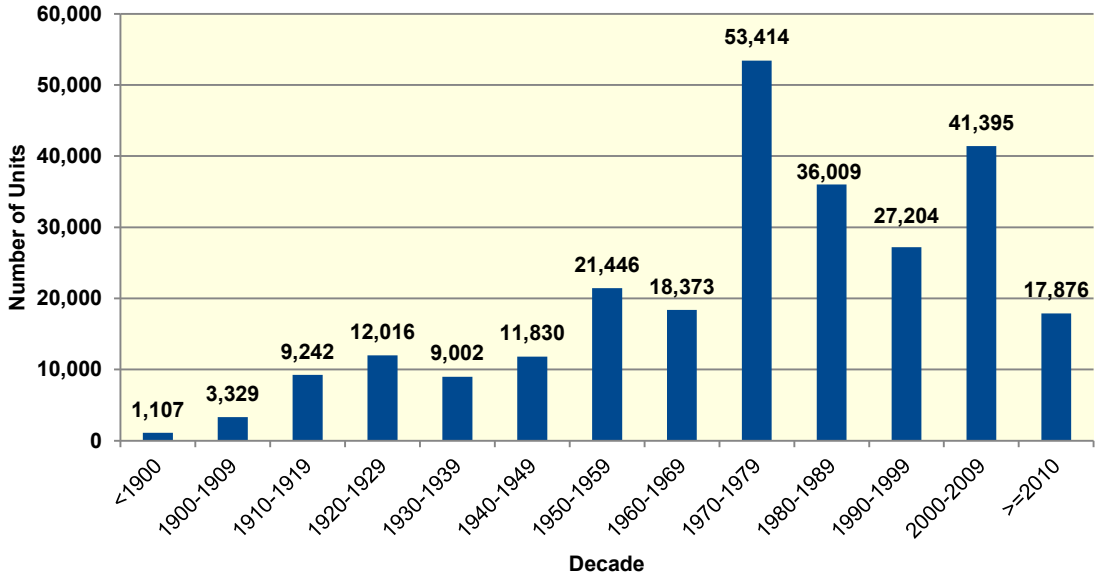
However, the data represent residential records that are used for assessment and tax accounting purposes as well as commercial properties used for residential purposes. Some housing units, such as those constructed and owned by nonprofit entities or public housing authorities, are likely not in the data system. Consequently, the totals according to the Assessors are slightly smaller compared to the total number of units shown in the 2010 Census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016. Nevertheless, this compilation of information represents a comprehensive evaluation of the physical attributes of housing using the most up-to-date dataset of the Assessors' housing condition information for the State of Wyoming.

WYOMING HOUSING STOCK

This evaluation contains a total of 240,685 residential parcels with improvements, drawn from the residential/agricultural property tax class, as well as commercial properties used for residential purposes. Manufactured housing or manufactured homes are also included in these data. Since some of these parcels, such as apartments, consist of more than one residential unit; the data comprises 262,328 total dwelling units. Of the total number of units, 179,249 are single-family homes, 28,598 are apartment units, which may also include duplexes or tri-plexes, 13,580 are townhomes or condos, 3,621 are other units such as cabins and mixed retail with residential units, and 37,280 are manufactured homes, summing to 262,328 dwelling units.

The largest level of construction occurred during the 1970s, when 53,414 units were built. More than 36,009 units were constructed during the 1980s, and 27,204 units were built during the 1990s. As shown below in Diagram A, a total of 17,876 new units have been added to Wyoming's housing stock since 2010. Over the past five decades, Wyoming's housing stock has expanded strongly.

Diagram A
Existing Housing Units Built by Decade
State of Wyoming
May 2017



Quality of Construction

Assessors make decisions regarding the condition and quality of homes, which includes determining residential values using a standardized methodology recommended in the Marshall and Swift Appraisal Manual. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition. The quality ratings of Wyoming's housing stock show substantial variation.

Overall, 0.3 percent of the housing stock was built with excellent quality, 0.9 percent was built with very good quality, and 6.1 percent was constructed with good quality. Approximately 45.4 percent of this stock had average quality materials and workmanship used during construction of the dwelling; this represents 119,190 dwelling units, as noted in Table A, below.

Table A Quality of Materials and Workmanship Used In Construction State of Wyoming State of Wyoming Assessor Data: May 2017						
Quality	**Single-Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Low	9,921	1,486	1,634	1,134	4,236	18,411
Fair	68,419	9,397	3,334	1,213	23,101	105,464
Average	85,098	16,616	7,460	1,159	8,857	119,190
Good	13,249	895	747	96	1,065	16,052
Very Good	1,872	204	316	10	16	2,418
Excellent	690	0	89	9	5	793
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

Another 40.2 percent of the housing stock was built with materials and workmanship of fair quality during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses.

Further, 18,411 units are considered by the Assessors to be of low quality or built with the most inexpensive and least skilled workmanship standards, and these units make up 7.0 percent of the entire housing stock. These lower quality units are not equitably distributed around the State of Wyoming. As described in the Assessors' data, 67.1 percent of the State's housing units constructed with the lowest quality materials and workmanship are located in the counties of Carbon, Fremont, Laramie, Natrona and Sheridan Counties. Together, these five counties have 6,655 single-family built with these materials, more that 35 percent of the lower quality. Additional details are provided in Table B, below.

Table B Quality of Single-Family Homes State of Wyoming Assessor Data, May 2017							
County	**Low**	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Albany	533	6,225	2,620	217	40	4	9,639
Big Horn	73	1,303	2,159	205	13	0	3,753
Campbell	117	3,669	6,554	1,235	15	2	11,592
Carbon	895	1,792	3,114	128	35	18	5,982
Converse	65	903	2,991	161	31	3	4,154
Crook	105	878	1,538	106	8	3	2,638
Fremont	807	5,782	4,263	372	44	6	11,274
Goshen	75	2,749	1,772	37	1	0	4,634
Hot Springs	240	810	579	85	10	1	1,725
Johnson	78	905	1,912	372	41	5	3,313
Laramie	2,488	14,734	9,176	1,567	106	1	28,072
Lincoln	67	1,241	4,663	840	88	28	6,927
Natrona	693	5,883	16,585	2,049	210	24	25,444
Niobrara	310	579	211	17	1	0	1,118
Park	314	3,078	4,709	1,395	261	64	9,821
Platte	323	1,971	1,257	41	8	1	3,601
Sheridan	1,772	8,116	1,465	172	26	16	11,567
Sublette	54	623	2,166	998	268	33	4,142
Sweetwater	272	3,242	6,308	1,401	47	1	11,271
Teton	46	675	4,377	1,361	556	477	7,492
Uinta	172	1,440	3,982	89	11	0	5,694
Washakie	62	614	1,929	349	44	2	3,000
Weston	360	1,207	768	52	8	1	2,396
Total	**9,921**	**68,419**	**85,098**	**13,249**	**1,872**	**690**	**179,249**

PHYSICAL CONDITION

Another variable used in determining valuations by the Assessor is the *physical condition* of the dwelling. In the Marshall & Swift CAMA system, this variable is considered a composite judgment of the overall physical condition or state of repair of the interior and exterior features of the dwelling.

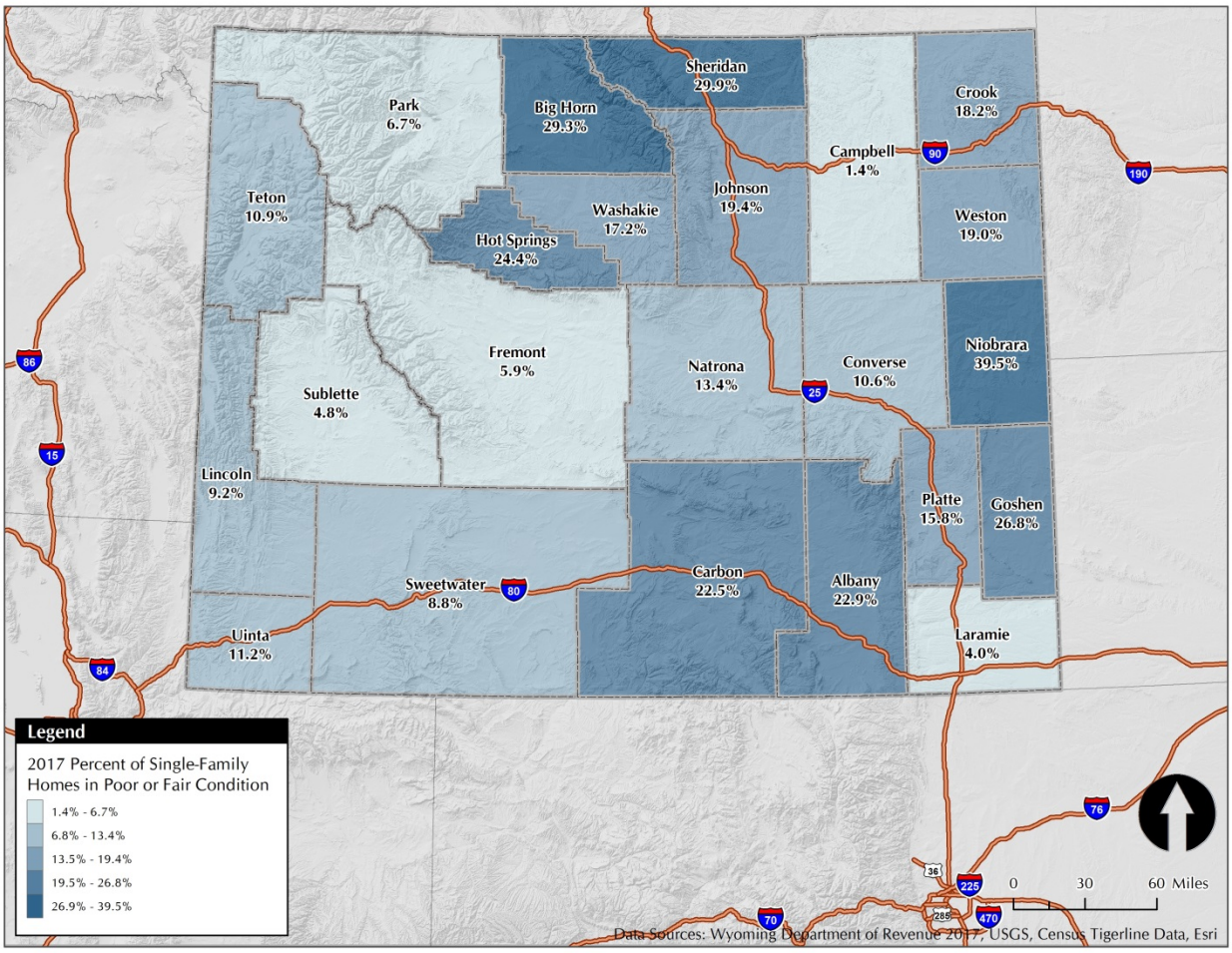
Over 79 percent of all homes, or 207,443 units, can be classed as being in average or good physical condition, and 9,393 units are in very good to excellent condition. However, 2.2 percent, or 5,965 units, are in poor condition with an additional 15.0 percent, or 39,515 units, in fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 12.6 percent of single-family homes, 11.3 percent of apartment units, and 48.5 percent of manufactured homes are in unsuitable condition. This represents 22,619 single-family units, 3,243 apartments, and another 18,074 manufactured homes. These data are presented in Table C, below.

Table C
Physical Condition of Dwelling Units
State of Wyoming
State of Wyoming Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	2,989	575	4	183	2,214	5,965
Fair	19,630	2,668	380	985	15,860	39,523
Average	119,565	20,935	10,638	1,902	15,608	168,648
Good	29,482	3,950	1,751	419	3,193	38,795
Very Good	6,041	262	580	84	239	7,206
Excellent	1,539	208	227	48	165	2,187
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

The geographic distribution of housing units that are worn out or badly worn are not evenly distributed around Wyoming. For example, Sheridan County has the largest number of such single-family units, with 3,462 units in fair or poor condition, and Natrona County has another 3,420 units in such condition. The percentage share of single-family units in poor or fair condition, by county, is presented in Map A, on the following page.

Map A
Percent of Single-family Homes in Poor or Fair Condition
State of Wyoming
Assessor Data, May 2017



In fact, four counties had an excess of 25 percent of their single-family housing stock in unsuitable condition: Big Horn, Goshen, Niobrara, and Sheridan counties. On the other hand, Campbell County had the lowest rate, at 1.4 percent

Data indicate that the lower the quality of materials and workmanship used in a home's original construction, the more likely the home will be in a lower state of physical condition. There are a total of 78,340 single-family homes built with substandard materials or workmanship. Further, 18,827 housing units built with substandard quality have ended up in worn out or badly worn condition.

While a substantive portion of units in poor or fair condition may require replacement, the entire group can be considered at risk of dilapidation. These at-risk units are not evenly distributed around the State. Generally speaking, counties that are expanding more slowly tend to have a slightly elevated portion of at-risk single-family units. In fact, six counties have more than 20 percent of their units at risk: Albany, Big Horn, Goshen, Hot Springs,

Sheridan and Niobrara counties, with 21.1, 22.2, 24.9, 22.6, 29.2 and 38.0 percent, respectively. Additional county level details are provided in Table D, below.

Table D
Condition of Single-Family Units
State of Wyoming
Assessor Data, May 2017

County	Poor	Fair	Average	Good	Very Good	Excellent	Total
Albany	116	2,093	7,033	395	2	0	9,639
Big Horn	127	973	2,057	579	17	0	3,753
Campbell	70	91	11,429	2	0	0	11,592
Carbon	241	1,107	3,476	901	254	3	5,982
Converse	72	368	3,636	58	15	5	4,154
Crook	56	423	1,699	356	21	83	2,638
Fremont	116	545	7,094	2,235	895	389	11,274
Goshen	173	1,068	3,088	303	0	0	4,632
Hot Springs	132	289	530	598	120	56	1,725
Johnson	63	581	1,569	1,065	34	1	3,313
Laramie	91	1,029	25,806	1,143	3	0	28,072
Lincoln	119	515	4,512	1,756	18	7	6,927
Natrona	427	2,993	15,355	6,546	110	13	25,444
Niobrara	127	314	491	132	53	0	1,117
Park	59	595	2,905	3,834	2,351	77	9,821
Platte	133	437	2,282	626	123	0	3,601
Sheridan	375	3,087	6,147	1,781	167	10	11,567
Sublette	14	185	3,005	799	99	40	4,142
Sweetwater	195	797	7,151	2,745	347	36	11,271
Teton	29	789	2,855	2,182	954	683	7,492
Uinta	88	547	5,054	5	0	0	5,694
Washakie	71	444	1,512	802	129	42	3,000
Weston	95	360	879	639	329	94	2,396
Total	**2,989**	**19,630**	**119,565**	**29,482**	**6,041**	**1,539**	**179,246**

CONCLUSION

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units with poorer quality materials and workmanship tend to fall into disrepair more quickly and more frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It also appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

INTRODUCTION

The Wyoming Housing Database Partnership (the Partnership) was created in 1997 to provide information regarding the State's homeownership and rental housing needs. The intent was to provide current, high quality, relevant information to enhance decisions pertaining to housing development. This information is used by developers, lenders, State and local governments, and nonprofit and for-profit organizations that provide housing and housing-related services.

The Partnership is funded by the Wyoming Community Development Authority (WCDA). Other organizations also provide data, review, and oversight assistance such as the Wyoming Department of Transportation, the Department of Administration, Division of Economic Analysis, and the Wyoming County Assessors.

The purpose of the 2017 Wyoming Housing Conditions report is to evaluate the current inventory of housing in the State by reporting on the physical condition of the stock; the quality of materials used in construction; and the age, style, and selected other characteristics and attributes of the stock. The study utilizes County Assessor property tax appraisal information. By describing the attributes of Wyoming's housing stock, the Partnership hopes to provide enhanced information on the physical condition of the housing stock and its useful life, thereby aiding in the investment of housing resources so that they are applied to their highest and best uses first, particularly when it concerns identifying the location and degree of need for rehabilitation.

The data in this report were extracted from the Computer Assisted Mass Appraisal (CAMA) system for parcels of property in the residential and agricultural property tax class, as well as commercial properties used for residential purposes, and having dwelling improvements on the property.

This document is separated into three parts: Section I presents data for the State in its entirety, Section II compares and evaluates the data by county, and Section III offers a Technical Appendix.

SECTION I. STATE OF WYOMING

OVERVIEW

This analysis addresses housing units that fall within the Wyoming Assessor's residential/agricultural property tax class. Additionally, manufactured housing or manufactured homes are included. The dwellings addressed within this report are predominantly single-family homes, although duplexes, tri-plexes, condominiums or townhomes, apartments, and a small number of other dwelling units, such as cabins, are also addressed.

The appraisal data, which describe characteristics of homes and apartment buildings for valuation and assessment purposes, is drawn from the CAMA system, which is managed and maintained by each County Assessor, who is also the sole entity responsible for the integrity and confidentiality of the data. Still, the Wyoming Department of Revenue (DOR) keeps copies of the property tax records for each County Assessor. Using the DOR to extract selected data from the appraisal systems enabled the research to be based on a single agency, implementing a uniform and consistent set of selection criteria.

However, the data represent only those residential records, and commercial records used for residential purposes, that are used for assessment and tax accounting purposes. Some housing units, such as those constructed and owned by nonprofit entities or public housing authorities, are likely not in the data system. Other units that were once on the property tax rolls, but have since been acquired by a nonprofit or public agency, may be in the appraisal database even if current valuations are no longer kept for that particular property and the property is not on the tax roll. Consequently, the housing units covered in the 2017 evaluation are largely those that are privately owned. This compilation of information represents the most complete and up-to-date set of housing condition information in the State of Wyoming as of May 2017.

Wyoming Housing Stock

The 2017 Wyoming Housing Conditions evaluation contains a total of 240,685 residential parcels. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 262,328 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 179,249 are single-family homes, 28,598 are apartment units, 13,580 are townhomes or condos, 3,621 are other units such as cabins and mixed retail with residential units, and 37,280 are manufactured homes, as noted in Table 1.1, below.

Table 1.1
Total Residential Units by Type of Unit
State of Wyoming
Assessor Data, May 2017

Housing Type	Total Parcels	Total Units
Single-Family	179,249	179,249
Apartment	6,963	28,598
Townhome or Condo	13,580	13,580
All Other units	3,613	3,621
Manufactured Home	37,280	37,280
Total	**240,685**	**262,328**

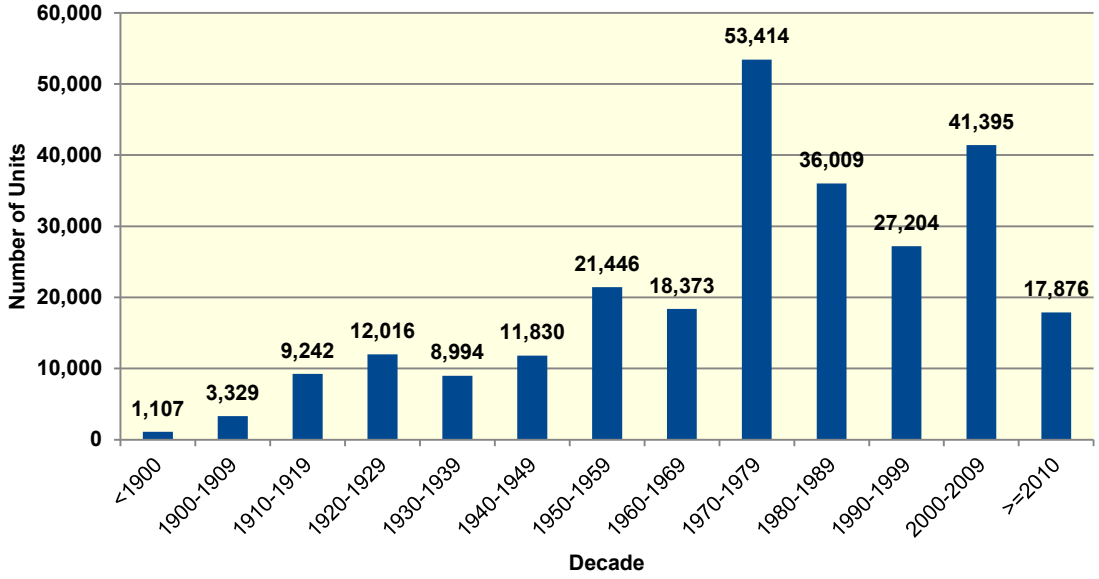
Era of Construction

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 53,414 units were built, as seen in Diagram 1.1, on the following page. Over the same period, Wyoming's population rose by more than 137,000 persons, from 332,416 to 469,557, an increase of over 40 percent. At the same time, persons per household fell sharply, from 3.2 persons in 1970 to 2.8 in 1980. Consequently, there was a tremendous expansion in the State's housing stock.

Even though there were economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 36,009 units were built during the 1980s, and 27,204 units were built during the 1990s. During this time, persons per household continued to fall, to 2.5 persons per household by 2000, which stimulated demand for housing.

Diagram 1.1
Existing Housing Units Built by Decade
State of Wyoming
May 2017



Between 2000 and 2010, there were 41,395 units added to the Wyoming housing stock, which was the largest increase after the housing surge in 1970. During this time, population increased from 493,782 persons in 2000 to 563,626 in 2010, or by 14.1 percent. Since 2010, 17,876 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 262,328 units found in the CAMA system, 13.2 percent were built prior to 1940, 12.6 percent were built between 1940 and 1959, and 27.3 percent were constructed between 1960 and 1979, as seen in Table 1.2, below. These data imply that 102,377 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 1.2
Era of Construction
State of Wyoming
Assessor Data, May 2017

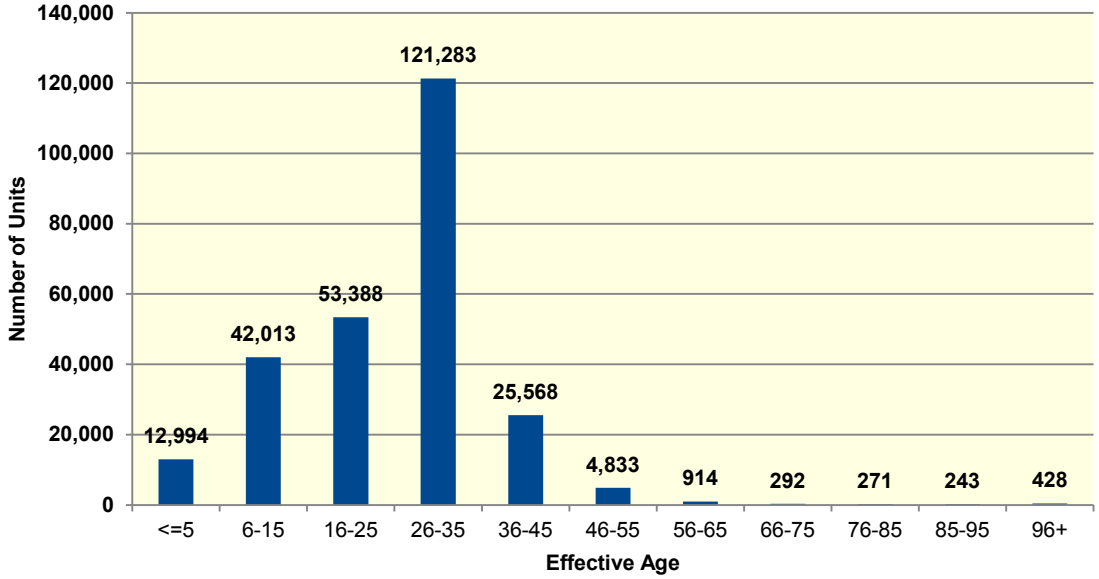
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	31,566	2,106	61	972	0	34,705
1940 - 1959	29,945	2,108	130	667	441	33,291
1960 - 1979	42,509	7,600	2,780	546	18,367	71,802
1980 - 1999	37,132	8,190	5,261	642	12,007	63,232
2000- 2009	26,565	5,248	4,095	525	4,979	41,412
> 2010	11,532	3,346	1,253	269	1,486	17,886
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, and particularly in the first half of that time period.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural rehabilitation or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 1.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 1.2
Effective Age of Dwelling
State of Wyoming
Assessor Data: May 2017



By comparing Diagram 1.1 with Diagram 1.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment. On the other hand, the number of homes with an effective age of five or fewer years is less than the number of those constructed in this decade. This is also true for units with an effective age of 8 to 17 years (the 1990s), 18 to 27 years (the 1980s), and 28 to 37 years of age (the 1970s). This implies that a portion of the housing stock is aging relatively more quickly.

Effective age data, by dwelling type, is presented below in Table 1.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 293 apartment units and another 3,035 single-family units.

Table 1.3
Effective Age of Dwelling
State of Wyoming
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	8,393	2,403	854	191	1,160	13,001
6 - 25	64,602	10,255	6,541	1,108	12,936	95,442
26 - 45	103,219	15,647	6,131	2,140	19,746	146,883
46 - 65	2,011	210	54	86	3,390	5,751
66 or More	1,024	83	0	96	47	1,250
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

Table 1.4 below shows the county level effective age data for older dwellings for each county. As can be seen, 10.5 percent of all dwelling units in Lincoln County have an effective age of greater than 46 years, with another 9.0 and 8.5 percent in Niobrara and Teton Counties, respectively.

Table 1.4
Effective Age of Older Dwellings
State of Wyoming
Assessor Data: May 2017

County	46-55	56-65	66-75	76-85	86-95	96+	Total	Percent of Dwelling units 46+
Albany	68	60	20	16	23	65	252	1.5%
Big Horn	60	9	6	3	9	9	96	1.8%
Campbell	531	51	22	16	26	30	676	3.3%
Carbon	274	58	11	1	2	1	347	3.9%
Converse	171	53	6	7	11	10	258	3.8%
Crook	103	13	0	2	0	1	119	3.2%
Fremont	584	135	22	21	9	28	799	4.6%
Goshen	236	0	0	0	2	1	239	4.1%
Hot Springs	5	6	8	8	13	32	72	2.9%
Johnson	79	73	11	0	0	0	163	3.4%
Laramie	4	3	1	1	0	11	20	0.0%
Lincoln	787	75	16	14	25	57	974	10.5%
Natrona	217	38	8	5	11	11	290	0.8%
Niobrara	62	9	4	13	6	29	123	9.0%
Park	0	0	1	0	0	0	1	0.0%
Platte	133	23	1	0	2	2	161	3.4%
Sheridan	173	18	0	0	0	1	192	1.4%
Sublette	196	11	3	1	0	0	211	3.8%
Sweetwater	336	26	4	10	2	13	391	2.4%
Teton	561	194	110	113	61	24	1063	8.5%
Uinta	217	40	8	7	21	69	362	4.0%
Washakie	4	8	15	9	13	22	71	1.8%
Weston	32	11	15	24	7	12	101	2.9%
Total	**4,833**	**914**	**292**	**271**	**243**	**428**	**6,981**	**2.7%**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining taxable values, also make decisions about the condition and quality of the residential units. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

- *Low Quality* – Residences of Low Quality are of low-cost construction and meet minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Architectural design is concerned with function, not appearance.
- *Fair Quality* – Residences of Fair Quality are frequently mass produced. Low-cost production is a primary consideration. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation.

- *Average Quality* – Residences of Average Quality will be encountered more frequently than residences of other qualities. They are usually mass produced and will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation.
- *Good Quality* – Residences of Good Quality may be mass produced in above-average residential developments or built for an individual owner. Good-quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of lending institutions, mortgage-insuring agencies and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well finished, usually having some good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials or other refinements.
- *Very Good Quality* – Residences of Very Good Quality are typical of those built in high-quality tracts or developments and are frequently individually designed. Attention has been given to interior refinements and detail. Exteriors have good fenestration with some custom ornamentation.
- *Excellent Quality* – Residences of Excellent Quality are usually individually designed and are characterized by the high quality of workmanship, finishes and appointments and considerable attention to detail. Although residences at this quality level are inclusive of high-quality materials and workmanship, and are somewhat unique in their design, these costs do not represent the highest cost in all residential construction.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[1]

Overall, 45.4 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 119,190 dwelling units, as noted in Table 1.5, on the following page. As shown, 6.1 percent of units were of good quality, 0.9 percent were of very good quality, and 0.3 percent were of excellent quality, representing 16,052, 2,418, and 793 units, respectively.

[1] Data describing these specific details are presented in the tables contained in Appendix A.

Table 1.5 Quality of Materials and Workmanship Used In Construction State of Wyoming State of Wyoming Assessor Data: May 2017						
Quality	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Low	9,921	1,486	1,634	1,134	4,236	18,411
Fair	68,419	9,397	3,334	1,213	23,101	105,464
Average	85,098	16,616	7,460	1,159	8,857	119,190
Good	13,249	895	747	96	1,065	16,052
Very Good	1,872	204	316	10	16	2,418
Excellent	690	0	89	9	5	793
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

Table 1.6 below shows the quality of single-family homes by county. As can be seen, the majority of single-family homes are in fair or average condition. In Teton County, 13.8 percent of the housing stock is considered very good or excellent quality. The most low quality single-family units are in Laramie County, with 2,488 units, accounting for 25.1 percent of all low quality units across the State.

Table 1.6 Quality of Single-Family Homes State of Wyoming Assessor Data, May 2017							
County	**Low**	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Albany	533	6,225	2,620	217	40	4	9,639
Big Horn	73	1,303	2,159	205	13	0	3,753
Campbell	117	3,669	6,554	1,235	15	2	11,592
Carbon	895	1,792	3,114	128	35	18	5,982
Converse	65	903	2,991	161	31	3	4,154
Crook	105	878	1,538	106	8	3	2,638
Fremont	807	5,782	4,263	372	44	6	11,274
Goshen	75	2,749	1,772	37	1	0	4,634
Hot Springs	240	810	579	85	10	1	1,725
Johnson	78	905	1,912	372	41	5	3,313
Laramie	2,488	14,734	9,176	1,567	106	1	28,072
Lincoln	67	1,241	4,663	840	88	28	6,927
Natrona	693	5,883	16,585	2,049	210	24	25,444
Niobrara	310	579	211	17	1	0	1,118
Park	314	3,078	4,709	1,395	261	64	9,821
Platte	323	1,971	1,257	41	8	1	3,601
Sheridan	1,772	8,116	1,465	172	26	16	11,567
Sublette	54	623	2,166	998	268	33	4,142
Sweetwater	272	3,242	6,308	1,401	47	1	11,271
Teton	46	675	4,377	1,361	556	477	7,492
Uinta	172	1,440	3,982	89	11	0	5,694
Washakie	62	614	1,929	349	44	2	3,000
Weston	360	1,207	768	52	8	1	2,396
Total	**9,921**	**68,419**	**85,098**	**13,249**	**1,872**	**690**	**179,249**

Table 1.7 below shows the quality of apartment homes by county. Natrona County has the most apartment units in good or very good condition, accounting for 60.3 percent of all good or very good apartment units in Wyoming. Uinta County has the most low-quality apartment units, accounting for 32.4 percent of all low-quality apartment units in the State.

Table 1.7
Quality of Apartment Units
State of Wyoming
Assessor Data, May 2017

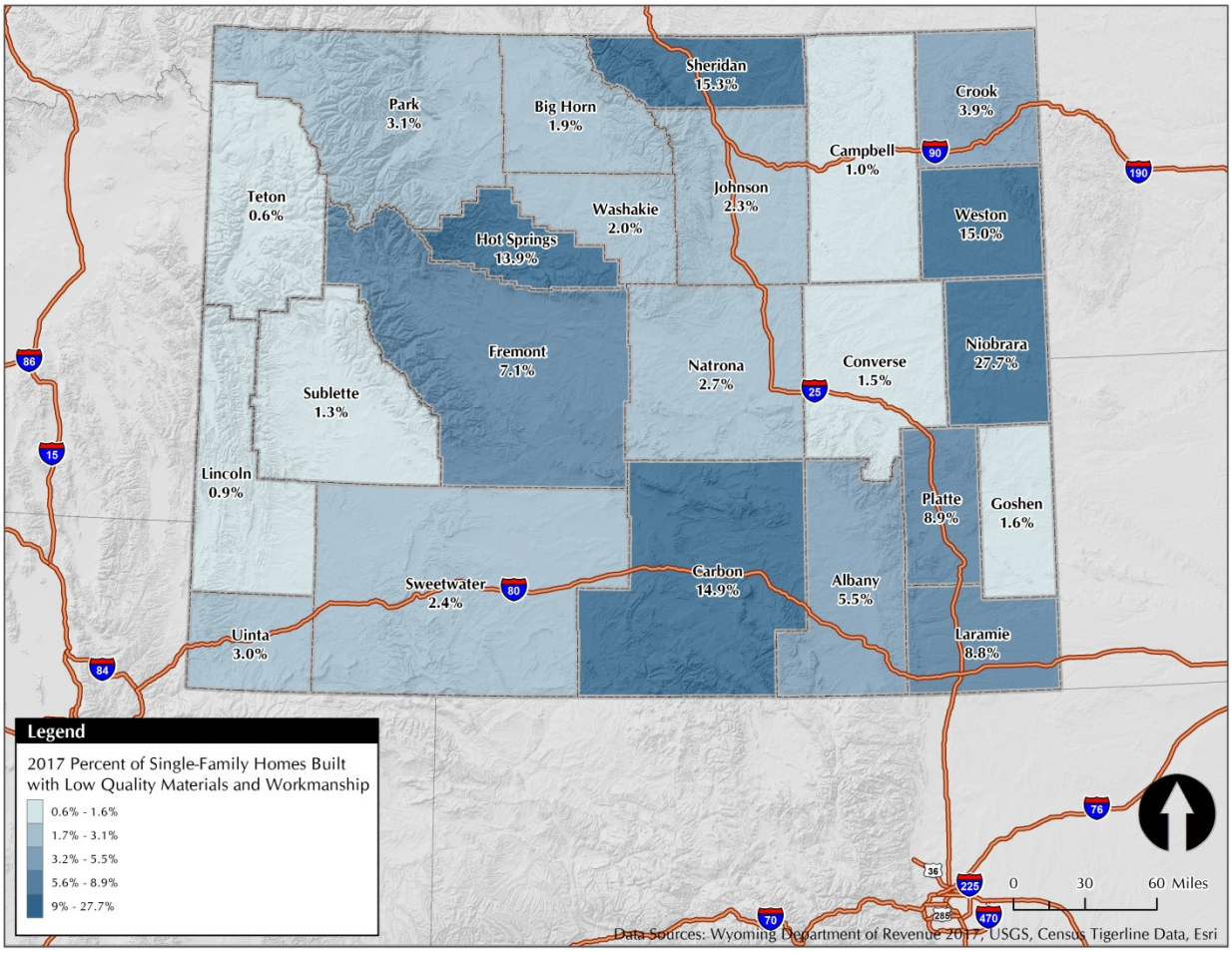
County	Low	Fair	Average	Good	Very Good	Excellent	Total
Albany	195	2,224	1,487	3	7	0	3,916
Big Horn	0	64	198	2	0	0	264
Campbell	2	376	4,219	114	0	0	4,711
Carbon	154	472	250	0	0	0	876
Converse	0	90	725	6	0	0	821
Crook	2	7	73	0	0	0	82
Fremont	24	822	951	2	0	0	1,799
Goshen	0	42	96	0	0	0	138
Hot Springs	23	34	9	0	0	0	66
Johnson	0	19	272	17	0	0	308
Laramie	306	1,905	2,821	4	0	0	5,036
Lincoln	31	111	300	11	0	0	453
Natrona	27	1,193	2,872	467	196	0	4,755
Niobrara	19	19	0	0	0	0	38
Park	43	372	232	9	1	0	657
Platte	69	82	28	25	0	0	204
Sheridan	99	300	106	0	0	0	505
Sublette	0	108	104	17	0	0	229
Sweetwater	1	100	559	11	0	0	671
Teton	3	454	843	181	0	0	1,481
Uinta	482	475	131	0	0	0	1,088
Washakie	0	67	298	26	0	0	391
Weston	6	61	42	0	0	0	109
Total	**1,486**	**9,397**	**16,616**	**895**	**204**	**0**	**28,598**

Over 47.5 percent of single-family homes, or 85,098 units, and 58.1 percent of apartment units, or 16,616 units, were constructed with average materials and workmanship. More than 38.2 percent of single-family homes, or 68,419 units, and 62.0 percent of manufactured homes, or 23,101 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 18,411 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

Further, these lower quality units are not equitably distributed around the State. As described in the Assessors' data, 67.1 percent of the State's single-family housing units constructed with the lowest quality materials and workmanship are located in the counties of Carbon, Fremont, Laramie, Natrona, and Sheridan Counties. Together, these five counties have 6,655 single-family built with these materials. However, other counties in the State have a significantly larger portion of their single-family housing stock constructed with the lowest quality materials and workmanship. For example, in Carbon County, this

portion of the single-family housing stock represents 15.0 percent of the total; in Niobrara County, about 27.7 percent are of low quality; and in Sheridan County, 15.3 percent of units are of low quality. On the other hand, Teton County only has 0.6 percent of its single-family units constructed in this fashion, and in Campbell, Sublette, and Lincoln Counties, this number is below 1.5 percent. The share of each county's single-family housing stock constructed using low quality materials and workmanship is presented in Map 1.1, below.[2]

Map 1.1
Percent of Single-Family Homes Built with Low Quality Materials and Workmanship
State of Wyoming
Assessor Data, September 2011



The distribution of homes by quality ratings may also be viewed by year of construction. Table 1.8, below, presents this information for single-family homes.[3] More than 47.0 percent of the single-family units with the lowest quality rating were built before 1940, and another 2,788 percent of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality

[2] Table II.7 in Section II of this report presents the values associated with these percentages.

[3] The total includes 2 parcels that lacked a quality of materials designation.

units still continues today, with 1,889 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 1.8
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
State of Wyoming
Assessor Data, May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	4,661	17,769	8,658	420	54	4	31,566
1940 - 1959	2,788	16,738	10,068	320	27	4	29,945
1960 - 1979	1,323	15,417	24,394	1,287	76	12	42,509
1980 - 1999	806	9,973	21,176	4,287	689	201	37,132
2000 – 2009	248	6,728	13,728	4,781	793	287	26,565
>2010	95	1,794	7,074	2,154	233	182	11,532
Total	**9,921**	**68,419**	**85,098**	**13,249**	**1,872**	**690**	**179,249**

Table 1.9 at right shows single-family homes in low or fair condition that were built before 1959. Homes in this category are prime candidates for re-development. In Niobrara, 62.9 percent of the single-family housing falls into this condition. Likewise, 43.6 and 46.9 percent of Goshen and Hot Springs' single-family housing stock, respectively, have housing stock considered in low or fair condition and built before 1959. Teton, Campbell and Sublette all have relatively lower incidence of older homes in low or fair condition, with rates of 3.7, 6.1 and 6.2 percent respectively.

Table 1.9
Single-Family Homes in Low or Fair Condition and Built Before 1959
State of Wyoming
Assessor Data, May 2017

County	Low/Fair & <1959	All Single Family	Percent
Albany	3,662	9,639	38.0%
Big Horn	1,183	3,753	31.5%
Campbell	702	11,592	6.1%
Carbon	1,846	5,982	30.9%
Converse	563	4,154	13.6%
Crook	367	2,638	13.9%
Fremont	2,985	11,274	26.5%
Goshen	2,022	4,634	43.6%
Hot Springs	809	1,725	46.9%
Johnson	493	3,313	14.9%
Laramie	8,291	28,072	29.5%
Lincoln	745	6,927	10.8%
Natrona	4,472	25,444	17.6%
Niobrara	703	1,118	62.9%
Park	2,090	9,821	21.3%
Platte	1,125	3,601	31.2%
Sheridan	4,599	11,567	39.8%
Sublette	258	4,142	6.2%
Sweetwater	2,731	11,271	24.2%
Teton	280	7,492	3.7%
Uinta	662	5,694	11.6%
Washakie	444	3,000	14.8%
Weston	924	2,396	38.6%
Total	**41,956**	**179,249**	**23.4%**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the Marshall & Swift CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home. These ratings are:

- *Poor Condition* – Repair and overhaul needed on painted surfaces, roofing, plumbing, heating, numerous functional inadequacies, substandard utilities, etc. (found only in extraordinary circumstances). Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction, reuse or change in occupancy is imminent. Effective age is near the end of the scale regardless of the actual chronological age.
- *Fair Condition* – Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious, inadequate building utility and services all shortening the life expectancy and increasing the effective age.
- *Average Condition* – Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. But with all major components still functional and contributing toward an extended life expectancy, effective age and utility is standard for like properties of its class and usage.
- *Good Condition* – No obvious maintenance required but neither is everything new. Appearance and utility are above the standard, and the overall effective age will be lower than the typical property.
- *Very Good Condition* – All items are well maintained, many having been overhauled and repaired as they've showed signs of wear, increasing the life expectancy and lowering the effective age with little deterioration or obsolescence evident with a high degree of utility.
- *Excellent Condition* – All items that can normally be repaired or refinished have recently been corrected, such as new roofing, paint, furnace overhaul, state-of-the-art components, etc. With no functional inadequacies of any consequence and all major short-lived components in like-new condition, the overall effective age has been substantially reduced upon complete revitalization of the structure regardless of the actual chronological age.

Over 79.0 percent of all homes, or 207,443 units, can be classed as being in average or good physical condition, 7,206 units are in very good condition and 2,187 units are in excellent condition. However, 2.2 percent, or 5,965 units, are in poor and additional 15.0 percent, or 39,523 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 12.6 percent of single-family homes, 11.3 percent of apartment units, and 48.5 percent of manufactured homes are in unsuitable condition. This represents 22,619 single-family units, 3,243

apartments, and another 18,074 manufactured homes. These data are presented in Table 1.10, below.

Table 1.10
Physical Condition of Dwelling Units
State of Wyoming
State of Wyoming Assessor Data: May 2017

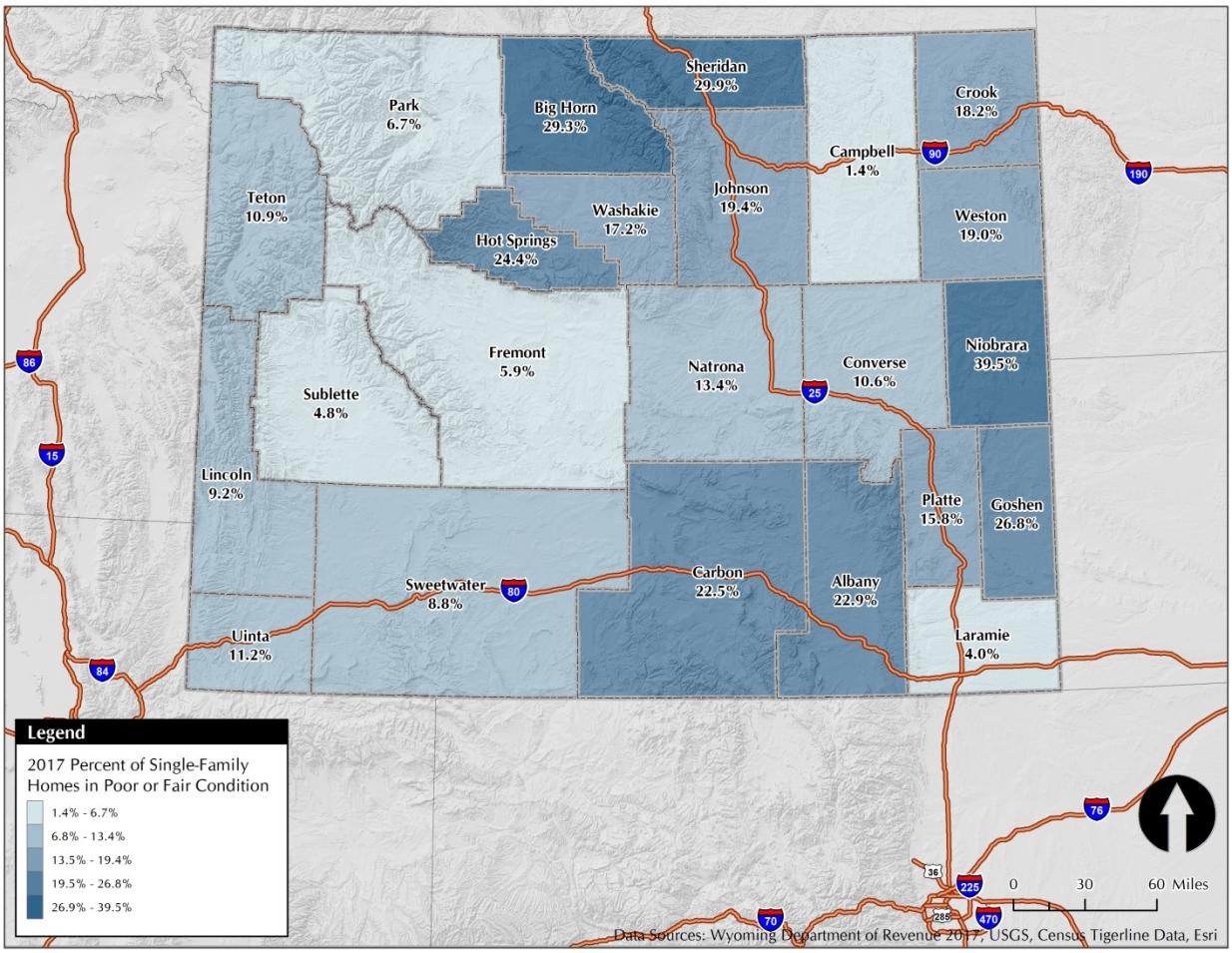
Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	2,989	575	4	183	2,214	5,965
Fair	19,630	2,668	380	985	15,860	39,523
Average	119,565	20,935	10,638	1,902	15,608	168,648
Good	29,482	3,950	1,751	419	3,193	38,795
Very Good	6,041	262	580	84	239	7,206
Excellent	1,539	208	227	48	165	2,187
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

The number of housing units that are in or approaching a dilapidated state is not evenly distributed around the State. For example, Sheridan County has the largest number of such single-family units, with 3,462 units in fair or poor condition, and Natrona County has another 3,420 units in such condition. The percentage share of units in poor of fair condition, by county, is presented in Map 1.2, on the following page.

In fact, four counties had an excess of 25 percent of their housing stock in unsuitable condition: Big Horn, Goshen, Niobrara, and Sheridan counties. On the other hand, Campbell County had the lowest rate, at 1.4 percent.[4]

[4] Table II.11, in Section II, presents the values for all condition ratings for single-family units in Wyoming.

Map 1.2
Percent of Single-family Homes in Poor or Fair Condition
State of Wyoming
Assessor Data, May 2017



The physical condition ratings of the 179,249 single-family homes in Wyoming have been further partitioned by quality designations and are presented in Table 1.11, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, number nearly 3,792 units. These poor or fair condition units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 1.11
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
State of Wyoming
Assessor Data, May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	1,660	1,152	175	2	0	0	2,989
Fair	3,559	12,456	3,568	45	2	0	19,630
Average	4,456	49,127	60,130	5,403	411	38	119,565
Good	218	5,089	17,814	5,573	670	118	29,482
Very Good	20	464	2,778	1,891	607	281	6,041
Excellent	8	128	633	335	182	253	1,539
Total	**9,921**	**68,419**	**119,190**	**16,052**	**2,418**	**793**	**179,249**

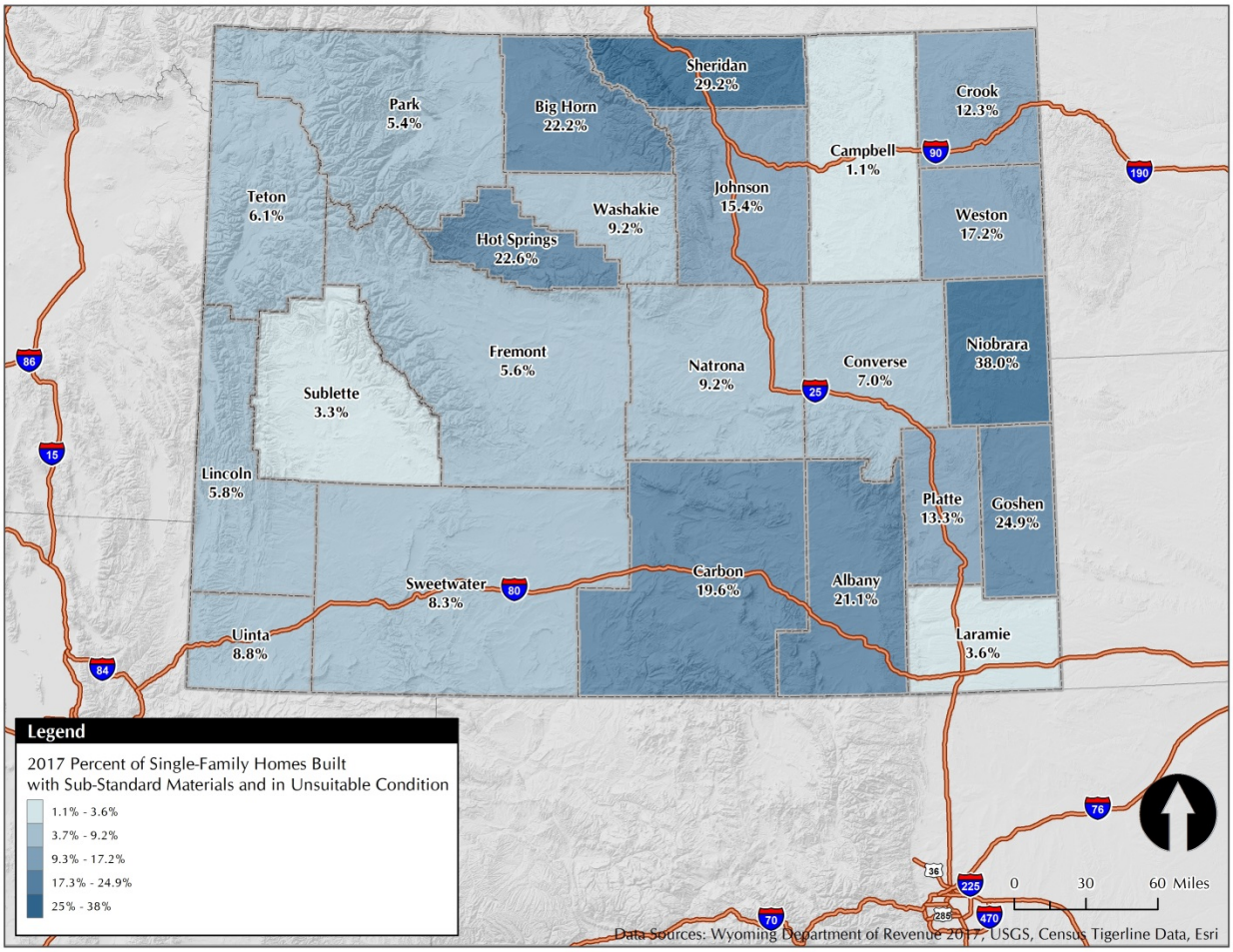
Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 78,340 single-family homes built with substandard quality defined here as low or fair quality materials or workmanship. A total of 18,827 housing units built with substandard quality, or 10.5 percent of single-family homes, have ended up in poor or fair condition. Another 29.9 percent of all single-family homes, or 53,583 units, were built with substandard quality and are in in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

Table 1.12
Single-Family Homes in Poor or Fair Condition and Built with Low or Fair Materials
State of Wyoming
Assessor Data, May 2017

County	Low/Fair & Poor/Fair	All Single Family	Percent
Albany	2,041	9,639	21.1%
Big Horn	836	3,753	22.2%
Campbell	139	11,592	1.2%
Carbon	1,176	5,982	19.7%
Converse	291	4,154	7.0%
Crook	325	2,638	12.3%
Fremont	632	11,274	5.6%
Goshen	1,157	4,634	25.0%
Hot Springs	391	1,725	22.7%
Johnson	512	3,313	15.5%
Laramie	1,017	28,072	3.6%
Lincoln	406	6,927	5.9%
Natrona	2,344	25,444	9.2%
Niobrara	425	1,118	38.0%
Park	536	9,821	5.5%
Platte	482	3,601	13.4%
Sheridan	3,385	11,567	29.3%
Sublette	137	4,142	3.3%
Sweetwater	941	11,271	8.3%
Teton	462	7,492	6.2%
Uinta	503	5,694	8.8%
Washakie	276	3,000	9.2%
Weston	413	2,396	17.2%
Total	**18,827**	**179,249**	**10.5%**

These at-risk units are not evenly distributed around the State. Generally speaking, counties that are expanding more slowly tend to have a slightly elevated portion of at-risk single-family units. In fact, six counties have more than 20 percent of their units at risk: Albany, Big Horn, Goshen, Hot Springs, Niobrara, and Sheridan Counties, with 21.1, 22.2, 25.0, 22.7, 38.0, and 29.3 percent, respectively. The geographic distribution of the share of such at-risk single-family units is presented in Table 1.12 and on Map 1.3, below.

Map 1.3
Percent of Single-Family Homes Built with Sub-Standard Quality Materials and in Unsuitable Conditions
State of Wyoming
Assessor Data, May 2017



To inspect the physical condition of the housing units a little more closely, the 9,921 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 360 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 1.13. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 1.13
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
State of Wyoming
Assessor Data, May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	1,165	1,968	1,480	46	2	0	4,661
1940 - 1959	340	813	1,613	21	1	0	2,788
1960 - 1979	97	476	722	28	0	0	1,323
1980 - 1999	47	244	462	52	1	0	806
2000 - 2009	9	51	137	43	7	1	248
>2010	2	7	42	28	9	7	95
Total	**1,660**	**3,559**	**4,456**	**218**	**20**	**8**	**9,921**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Table 1.14 at right shows the number and percentage of single-family homes in poor or fair condition that were built before 1959 with low or fair quality materials. These homes are prime candidates for redevelopment. As shown, 19.1 percent, or 214 single-family units, in Niobrara County fall under this condition. Sheridan and Hot Springs Counties also have a need for redevelopment with 993, or 8.6 percent and 147, or 8.5 percent of all single-family units, respectively, in this condition.

Table 1.14
Single-Family Homes in Poor or Fair Condition and Built with Low or Fair Materials and Built Before 1959
State of Wyoming
Assessor Data, May 2017

County	Low/Fair & Poor/Fair & < 1959	All Single Family	Percent
Albany	306	9,639	3.2%
Big Horn	59	3,753	1.6%
Campbell	41	11,592	0.4%
Carbon	500	5,982	8.4%
Converse	40	4,154	1.0%
Crook	21	2,638	0.8%
Fremont	207	11,274	1.8%
Goshen	66	4,634	1.4%
Hot Springs	147	1,725	8.5%
Johnson	50	3,313	1.5%
Laramie	324	28,072	1.2%
Lincoln	38	6,927	0.5%
Natrona	420	25,444	1.7%
Niobrara	214	1,118	19.1%
Park	115	9,821	1.2%
Platte	132	3,601	3.7%
Sheridan	993	11,567	8.6%
Sublette	8	4,142	0.2%
Sweetwater	248	11,271	2.2%
Teton	33	7,492	0.4%
Uinta	114	5,694	2.0%
Washakie	49	3,000	1.6%
Weston	161	2,396	6.7%
Total	**4,286**	**179,249**	**2.4%**

There are several areas in the State that are in need of single-family residential re-development or rehabilitation. Niobrara, Sheridan and Carbon Counties have older housing stock in unsuitable condition that could benefit from redevelopment. Over 4,000

single-family homes across the State are in low or fair condition and built with low or fair quality and built before 1959. These represent a real need for single-family housing redevelopment across the State.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 1.15, below, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,543.0 square feet. However, homes with a finished basement had an average size of 1,912.1 square feet. Apartment units without a basement were much smaller, at 973.1 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 605.6 square feet per unit (without basement), with manufactured homes (without basement) somewhat large, at 1,087 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 1.15
Average Floor Area by Dwelling Type
State of Wyoming
Assessor Data, May 2017

Housing Type	Average Floor Area (Without Basement)	Average Floor Area (With Basement)
Single-Family	1,543.0	1,912.1
Apartment	973.1	1,201.2
All Other	605.6	668.2
Manufactured Home	1,087.4	1,092.4
Average	**1,551.2**	**2,009.2**

Map 1.4, on the following page, shows the average floor area with a basement for single-family homes by county. As shown, Teton County had the highest average area, with a single-family average floor area of 2,593 square feet, followed by Campbell, Lincoln, and Park Counties, each at over 2,000 square feet. Niobrara and Carbon Counties had the smallest average floor area, at 1,529 and 1,641 square feet, respectively.

Map 1.4
Average Area in Square Feet for Single-Family Homes with Finished Basements by County
State of Wyoming
Assessor Data, September 2011

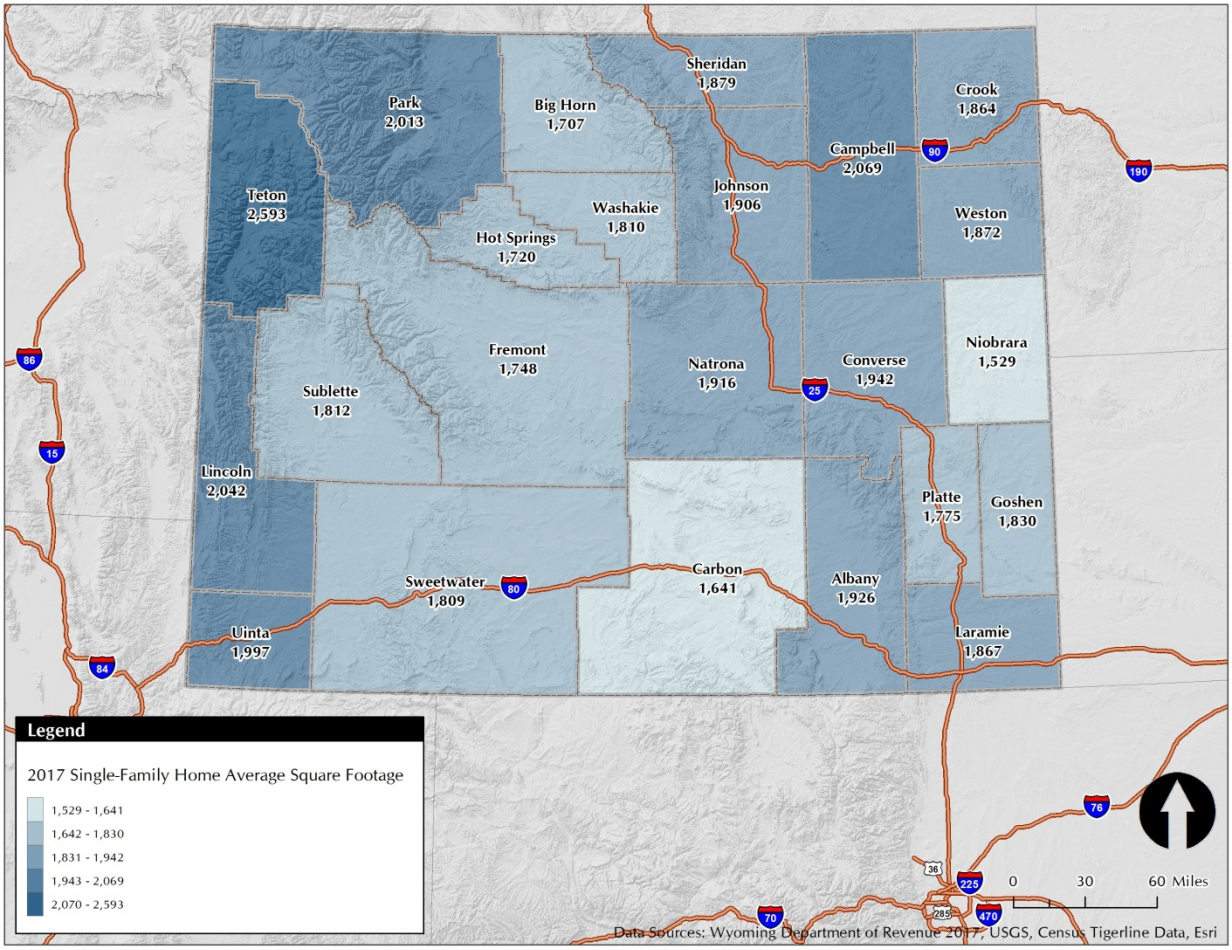


Table 1.16, below, indicates the type of roof in dwelling units. A majority, 90.9 percent of single-family homes, had hip and/or gable roofs.

Table 1.16
Type of Roof in Dwelling Units
State of Wyoming
Assessor Data, May 2017

Roof Type	Single-Family	Apartment	Townhome or Condo	All Other	Manufactured Home	Total
Flat	1,217	3,991	456	21	12,247	17,932
Gable	131,155	18,090	9,265	3,248	17,034	178,792
Hip/Gable	31,744	3,223	3,076	89	83	38,215
Gambrel	1,003	93	4	79	13	1,192
Irregular	1,046	210	278	58	1,795	3,387
Reinforced Crete	3	0	0	0	0	3
Pre-stressed Crete	1	0	0	2	0	3
Shed	646	256	149	71	55	1,177
Steel Frame	2	0	28	0	0	30
Missing	12,432	2,735	324	53	6,053	21,597
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

Table 1.17, below, presents the number of bathrooms in each dwelling by type of housing unit. Over 78 percent of all single-family homes had either one or two bathrooms, while 41.1 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in these calculations.

Table 1.17
Number of Bathrooms per Dwelling Unit
State of Wyoming
Assessor Data, May 2017

Bathrooms	Single-Family	Apartment	Townhome or Condo	All Other	Manufactured Home	Total
None	2,232	1,524	53	1,730	1,512	7,051
1	54,405	868	3,675	713	22,816	82,477
2	86,697	3,240	5,327	304	12,321	107,889
3	27,230	621	1,143	182	380	29,556
4	4,482	4,482	230	103	107	9,404
5	1,492	459	26	63	57	2,097
6	773	979	11	54	25	1,842
Missing	1,938	16,425	3,115	472	62	22,012.0
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

Table 1.18, below, shows the primary types of exterior walls used in the dwelling units. Over 41,000 single-family homes had frame siding and 16,113 manufactured homes had metal siding.

Table 1.18
Exterior Wall of Dwelling Units
State of Wyoming
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other	Manufactured Home	Total
Frame Hardboard	20,600	3,243	1,419	1	4	25,267
Frame Siding	41,324	5,834	2,078	1	1	49,238
Frame Stucco	9,806	1,698	420	0	0	11,924
Frame Vinyl	27,346	5,574	3,619	0	2	36,541
Lap Siding	6	0	0	0	7,985	7,991
Masonry	3,301	2,704	196	0	0	6,201
Metal Siding	17	0	0	0	16,113	16,130
Pine	169	0	0	2,700	0	2,869
All Other	76,680	9,545	5,848	919	13,175	106,167
Total	**179,249**	**28,598**	**13,580**	**3,621**	**37,280**	**262,328**

SUMMARY

There are a total of 262,328 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 262,328 dwelling units, 179,249 were single-family homes. More than 5.5 percent of these, or 9,921 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 45,488 homes are currently in unsuitable condition. On the other hand, 3,792 units in unsuitable condition but built with at least average quality materials would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the state.

HOUSING CONDITIONS: ALBANY COUNTY

ALBANY COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 13,822 residential parcels. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 13,822 total dwelling units. To iterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 9,639 are single-family homes, 3,916 are apartment units, which include duplexes or tri-plexes, 1,148 are townhomes or condos, 609 are other units such as cabins and mixed retail with residential units, and 1,819 are manufactured homes, as noted in Table 2.1, below.

Table 2.1
Total Residential Units by Type of Unit
Albany County
Assessor Data, May 2017

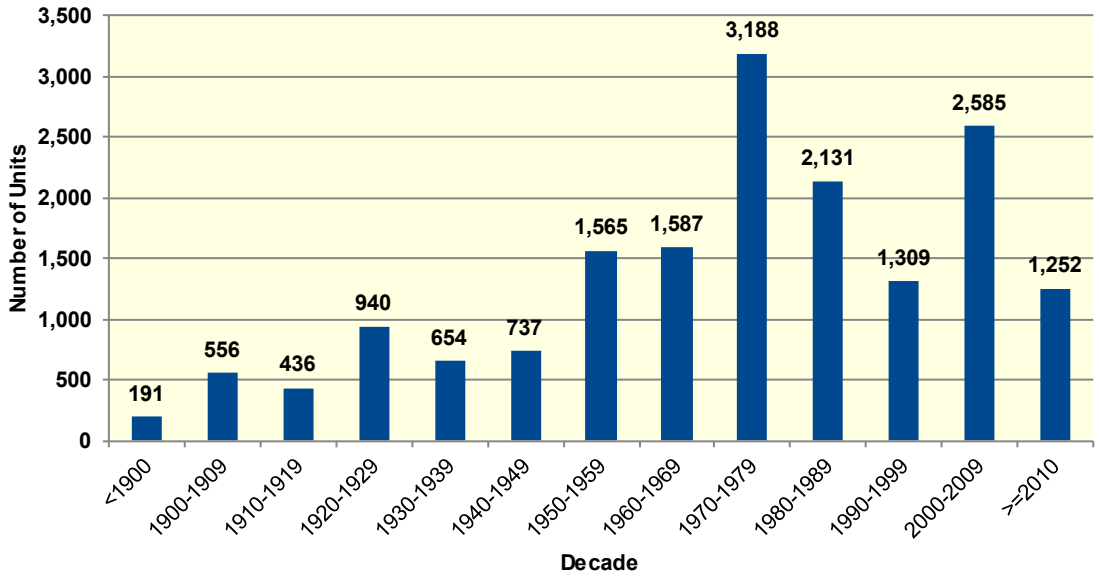
Housing Type	Total Parcels	Total Units
Single-Family	9,639	9,639
Apartment	615	3,916
Townhome or Condo	1,148	1,148
All Other units	601	609
Manufactured Home	1,819	1,819
Total	**13,822**	**17,131**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 3,188 units were built, as seen in Diagram 2.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 2,131 units were built during the 1980s, and 1,309 units were built during the 1990s.

Diagram 2.1
Existing Housing Units Built by Decade
Albany County
May 2017



Between 2000 and 2010, there were 2,585 units added to the Albany housing stock, which was the largest increase after the housing surge in 1970. Since 2010 1,252 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 17,131 units found in the CAMA system, 16.2 percent were built prior to 1940, 13.4 percent were built between 1940 and 1959, and 27.8 percent were constructed between 1960 and 1979, as seen in Table 2.2, below. These data imply that 7,301 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

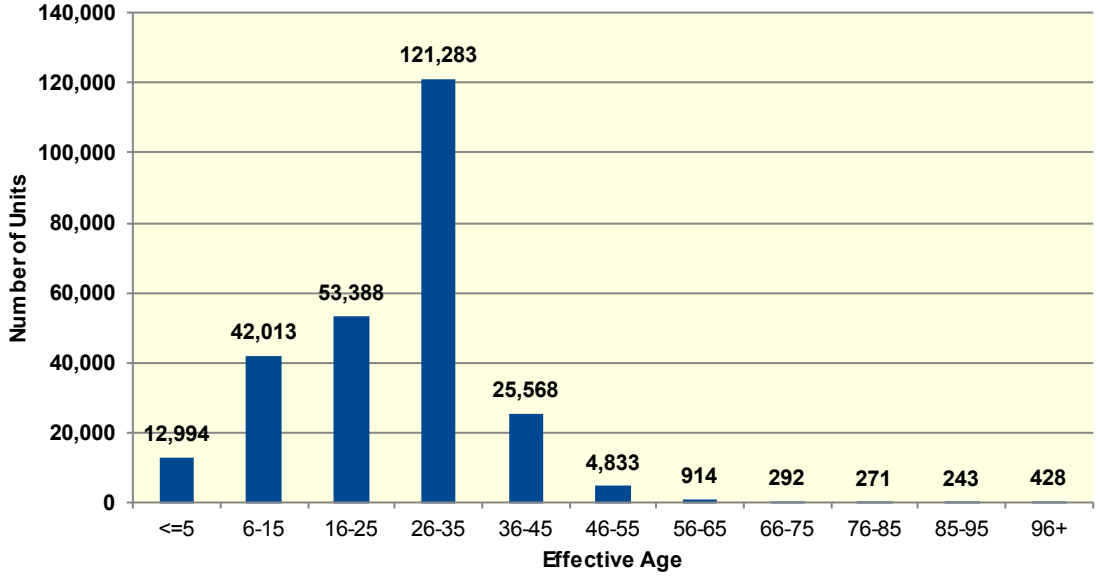
Table 2.2 Era of Construction Albany County Assessor Data, May 2017						
Era of Construction	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
< 1940	2,265	305	6	201	0	2,777
1940 - 1959	1,895	208	0	130	69	2,302
1960 - 1979	2,117	1,180	273	98	1,107	4,775
1980 - 1999	1,593	936	370	79	462	3,440
2000- 2009	1,238	825	313	65	144	2,585
> 2010	531	462	186	36	37	1,252
Total	**9,639**	**3,916**	**1,148**	**609**	**1,819**	**17,131**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 2.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 2.2
Effective Age of Dwelling
Albany County
Assessor Data: May 2017



By comparing Diagram 2.1 with Diagram 2.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 2.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 10 apartment units and another 95 single-family units.

Table 2.3
Effective Age of Dwelling
Albany County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	366	422	102	28	30	948
6 - 25	2,220	1,088	437	105	532	4,382
26 - 45	6,958	2,396	609	444	1,142	11,549
46 - 65	14	8	0	1	105	128
66 or More	81	2	0	31	10	124
Total	**9,639**	**3,916**	**1,148**	**609**	**1,819**	**17,131**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus"[5]

Overall, 26.0 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 4,460 dwelling units, as noted in Table 2.4, below. As shown, 1.2 percent of units were of good quality, 26.0 percent were of very good quality, and 0.0 percent were of excellent quality, representing 221, 4,460, and 4 units, respectively.

Table 2.4
Quality of Materials and Workmanship Used In Construction
Albany County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	533	195	4	187	1,413	2,332
Fair	6,225	2,224	897	369	352	10,067
Average	2,620	1,487	247	52	54	4,460
Good	217	3	0	1	0	221
Very Good	40	7	0	0	0	47
Excellent	4	0	0	0	0	4
Total	**9,639**	**3,916**	**1,148**	**609**	**1,819**	**17,131**

Over 27.1 percent of single-family homes, or 2,620 units, and 37.9 percent of apartment units, or 1,487 units, were constructed with average materials and workmanship. More than 64.5 percent of single-family homes, or 6,225 units, and 19.3 percent of manufactured homes, or 352 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 2,332 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 2.5, below, presents this information for single-family homes.[6] More than 48.9 percent of the single-family units with the lowest quality rating were built before 1940, and another 137 percent of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not

[5] Data describing these specific details are presented in the tables contained in Appendix A.
[6] The total includes 2 parcels that lacked a quality of materials designation.

allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still continues today, with 102 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 2.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Albany County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	261	1,641	351	11	1	0	2,265
1940 - 1959	137	1,623	134	1	0	0	1,895
1960 - 1979	83	1,390	635	9	0	0	2,117
1980 - 1999	33	869	589	85	15	2	1,593
2000 – 2009	14	605	513	86	18	2	1,238
>2010	5	97	398	25	6	0	531
Total	**533**	**6,225**	**2,620**	**217**	**40**	**4**	**9,639**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 72.0 percent of all homes, or 12,337 units, can be classed as being in average or good physical condition, 2 units are in very good condition and 0 units are in excellent condition. However, 2.0 percent, or 351 units, are in poor and additional 25.9 percent, or 4,441 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 22.9 percent of single-family homes, 12.0 percent of apartment units, and 93.7 percent of manufactured homes are in unsuitable condition. This represents 2,209 single-family units, 470 apartments, and another 1,705 manufactured homes. These data are presented in Table 1.6, on the following page.

Table 2.6 Physical Condition of Dwelling Units Albany County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	116	14	0	34	187	351
Fair	2,093	456	65	309	1,518	4,441
Average	7,033	3,024	981	240	110	11,388
Good	395	422	102	26	4	949
Very Good	2	0	0	0	0	2
Excellent	0	0	0	0	0	0
Total	**9,639**	**3,916**	**1,148**	**609**	**1,819**	**17,131**

The physical condition ratings of the 9,639 single-family homes in the State of Wyoming have been further partitioned by quality designations and are presented in Table 2.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, number nearly 168 units. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 2.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Albany County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	101	14	1	0	0	0	116
Fair	308	1,618	163	4	0	0	2,093
Average	122	4,538	2,166	183	24	0	7,033
Good	2	55	290	30	15	3	395
Very Good	0	0	0	0	1	1	2
Excellent	0	0	0	0	0	0	0
Total	**533**	**6,225**	**4,460**	**221**	**47**	**4**	**9,639**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 6,758 single-family homes built with substandard materials or workmanship. A total of 2,041 housing units built with substandard quality, or 21.1 percent of single-family homes, have ended up in poor or fair condition. Another 48.3 percent, or 4,660 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 533 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 52 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table I.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 2.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Albany County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	70	139	52	0	0	0	261
1940 - 1959	19	78	40	0	0	0	137
1960 - 1979	10	61	12	0	0	0	83
1980 - 1999	1	22	10	0	0	0	33
2000 - 2009	1	7	6	0	0	0	14
>2010	0	1	2	2	0	0	5
Total	**101**	**308**	**122**	**2**	**0**	**0**	**533**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 2.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,472.7 square feet. However, homes with a finished basement tended had an average size of 1,925.6 square feet. Apartment units without a basement were much smaller, at 734.8 square feet per unit. All other home types, including townhomes or condominiums, were 10,053.5 square feet per unit, with manufactured homes somewhat large, at 921.7 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 2.9 Average Floor Area by Dwelling Type Albany County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,472.7	1,925.6
Apartment	734.8	1,083.5
All Other	544.1	569.6
Manufactured Home	921.7	934.6
Average	**2,052.1**	**2,707.5**

Table 2.10, below, indicates the type of roof in dwelling units. A majority, 95.3 percent of single-family homes, had hip and/or gable roofs.

Table 2.10 Type of Roof in Dwelling Units Albany County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	67	554	26	3	651	1,301
Gable	4,883	2,100	999	524	526	9,032
Hip/Gable	4,306	874	101	11	20	5,312
Gambrel	45	20	3	21	1	90
Irregular	37	0	7	6	2	52
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	33	18	4	24	4	83
Steel Frame	0	0	0	0	0	0
Total	**9,639**	**3,916**	**1,148**	**609**	**1,819**	**17,131**

Table 2.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 31.1 percent of all homes had 1.1 to two bathrooms. Another 42.7 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 2.11 Number of Bathrooms per Dwelling Unit Albany County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	158	19	14	434	116	741
1	2,954	0	217	66	1,072	4,309
2	4,598	192	613	25	487	5,915
3	1,429	43	80	24	64	1,640
4	243	460	23	11	30	767
5	114	54	0	12	18	198
6	56	192	0	6	9	263
Missing	87	2,956	201	31	23	3,298.0
Total	**9,639**	**3,916**	**1,148**	**609**	**1,819**	**17,131**

Table 212, below, shows the primary types of exterior walls used in the dwelling units. Over 690 percent of single-family homes had frame siding and 1,285 percent of manufactured homes had metal siding.

Table 2.12
Exterior Wall of Dwelling Units
State of Wyoming
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	Duplex or Triplex	Manufactured Home	Total
Frame Hardboard	729	576	494	0	0	1,799
Frame Siding	690	527	163	0	0	1,380
Frame Stucco	1,908	668	148	0	0	2,724
Frame Vinyl	1,093	380	136	0	1	1,610
Lap Siding	0	0	0	0	150	150
Masonry	509	552	9	0	0	1,070
Metal Siding	0	0	0	0	1,285	1,285
Pine	25	0	0	366	0	391
All Other	4,685	1,213	198	243	383	6,722
Total	**9,639**	**3,916**	**1,148**	**609**	**1,819**	**17,131**

SUMMARY

There are a total of 17,131 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 17,131 dwelling units, 9,639 were single-family homes. More than 5.5 percent of these, or 533 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 4,792 homes are currently in unsuitable condition. On the other hand, 168 units in unsuitable condition but built with at least average quality materials would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the state.

HOUSING CONDITIONS: BIG HORN COUNTY

BIG HORN COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 5,206 residential parcels for Big Horn County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 5,396 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 3,753 are single-family homes, 264 are apartment units, which include duplexes or tri-plexes, 2 are townhomes or condos, 218 are other units such as cabins and mixed retail with residential units, and 1,159 are manufactured homes, as noted in Table 3.1, below.

Table 3.1
Total Residential Units by Type of Unit
Big Horn County
Assessor Data, May 2017

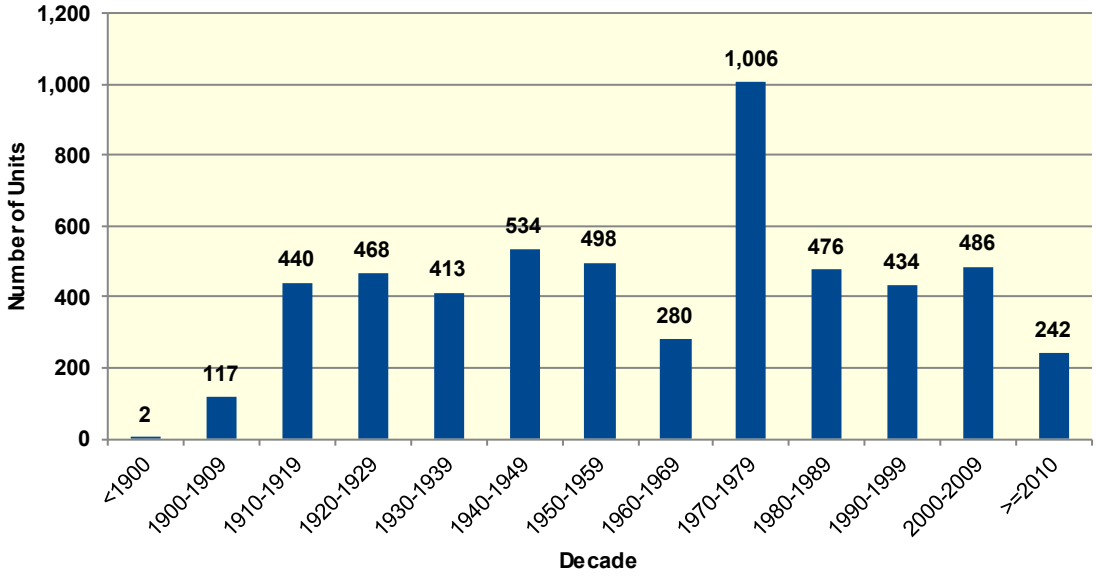
Housing Type	Total Parcels	Total Units
Single-Family	3,753	3,753
Apartment	74	264
Townhome or Condo	2	2
All Other units	218	218
Manufactured Home	1,159	1,159
Total	**5,206**	**5,396**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 1,006 units were built, as seen in Diagram 3.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 476 units were built during the 1980s, and 434 units were built during the 1990s.

Diagram 3.1
Existing Housing Units Built by Decade
Big Horn County
Assessor Data, May 2017



Between 2000 and 2009, there were 486 units added to the Big Horn housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 242 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 5,396 units found in the CAMA system, 26.6 percent were built prior to 1940, 19.1 percent were built between 1940 and 1959, and 23.8 percent were constructed between 1960 and 1979, as seen in Table 3.2, below. These data imply that 2,918 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 3.2
Era of Construction
Big Horn County
Assessor Data, May 2017

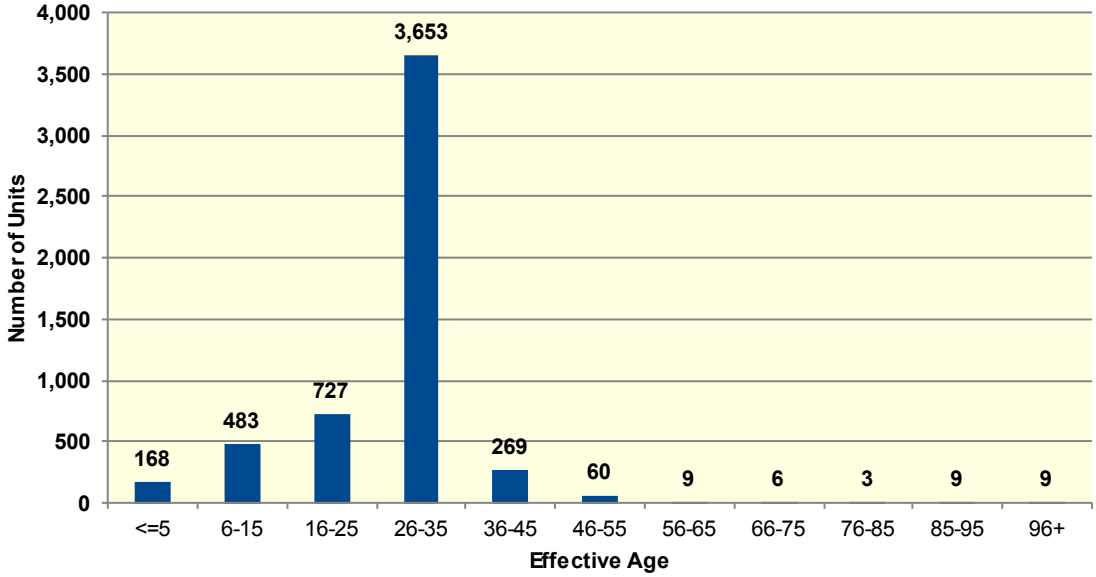
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	1,329	37	0	74	0	1,440
1940 - 1959	858	63	0	96	15	1,032
1960 - 1979	576	59	0	19	632	1,286
1980 - 1999	472	69	2	11	356	910
2000- 2009	331	16	0	11	128	486
> 2010	187	20	0	7	28	242
Total	**3,753**	**264**	**2**	**218**	**1,159**	**5,396**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 3.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 3.2
Effective Age of Dwelling
Big Horn County
Assessor Data: May 2017



By comparing Diagram 3.1 with Diagram 3.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 3.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 2 apartment units and another 24 single-family units.

Table 3.3
Effective Age of Dwelling
Big Horn County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	132	16	0	3	17	168
6 - 25	752	44	0	35	379	1,210
26 - 45	2,845	202	2	165	708	3,922
46 - 65	4	2	0	8	55	69
66 or More	20	0	0	7	0	27
Total	**3,753**	**264**	**2**	**218**	**1,159**	**5,396**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[7]

Overall, 53.4 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 2,884 dwelling units, as noted in Table 3.4, below. As shown, 8.3 percent of units were of good quality and 0.3 percent were of very good quality, representing 449 and 15 units, respectively.

Table 3.4
Quality of Materials and Workmanship Used In Construction
Big Horn County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	73	0	0	14	82	169
Fair	1,303	64	0	83	429	1,879
Average	2,159	198	2	104	421	2,884
Good	205	2	0	17	225	449
Very Good	13	0	0	0	2	15
Excellent	0	0	0	0	0	0
Total	**3,753**	**264**	**2**	**218**	**1,159**	**5,396**

Over 57.5 percent of single-family homes, or 2,159 units, and 75.0 percent of apartment units, or 198 units, were constructed with average materials and workmanship. More than 34.7 percent of single-family homes, or 1,303 units, and 37.0 percent of manufactured homes, or 429 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 169 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 3.5, below, presents this information for single-family homes.[8] More than 54.7 percent of the single-family units with the lowest quality rating were built before 1940, and another 19 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[7] Data describing these specific details are presented in the tables contained in Appendix A.
[8] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 18 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 3.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Big Horn County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	40	770	508	10	1	0	1,329
1940 - 1959	19	354	478	7	0	0	858
1960 - 1979	5	83	466	22	0	0	576
1980 - 1999	7	63	348	50	4	0	472
2000 – 2009	1	16	238	70	6	0	331
>2010	1	17	121	46	2	0	187
Total	**73**	**1,303**	**2,159**	**205**	**13**	**0**	**3,753**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 67.4 percent of all homes, or 3,640 units, can be classed as being in average or good physical condition and 17 units are in very good condition. However, 5.0 percent, or 274 units, are in poor and additional 27.1 percent, or 1,465 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 29.3 percent of single-family homes, 34.8 percent of apartment units, and 40.7 percent of manufactured homes are in unsuitable condition. This represents 1,100 single-family units, 92 apartments, and another 472 manufactured homes. These data are presented in Table 3.6, on the following page.

Table 3.6 Physical Condition of Dwelling Units Big Horn County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	127	7	0	20	120	274
Fair	973	85	2	53	352	1,465
Average	2,057	134	0	123	568	2,882
Good	579	38	0	22	119	758
Very Good	17	0	0	0	0	17
Excellent	0	0	0	0	0	0
Total	**3,753**	**264**	**2**	**218**	**1,159**	**5,396**

The physical condition ratings of the 3,753 single-family homes in Big Horn County have been further partitioned by quality designations and are presented in Table 3.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 264 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 3.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Big Horn County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	33	85	9	0	0	0	127
Fair	36	682	255	0	0	0	973
Average	3	504	1,487	62	1	0	2,057
Good	1	32	403	138	5	0	579
Very Good	0	0	5	5	7	0	17
Excellent	0	0	0	0	0	0	0
Total	**73**	**1,303**	**2,884**	**449**	**15**	**0**	**3,753**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 1,376 single-family homes built with substandard materials or workmanship. A total of 836 housing units built with substandard quality, or 22.2 percent of single-family homes, have ended up in poor or fair condition. Another 13.5 percent, or 507 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 73 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 6 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 3.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 3.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Big Horn County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	22	18	0	0	0	0	40
1940 - 1959	8	11	0	0	0	0	19
1960 - 1979	2	2	1	0	0	0	5
1980 - 1999	1	4	2	0	0	0	7
2000 - 2009	0	1	0	0	0	0	1
>2010	0	0	0	1	0	0	1
Total	**33**	**36**	**3**	**1**	**0**	**0**	**73**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 3.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,579.0 square feet. However, homes with a finished basement tended had an average size of 1,707.0 square feet. Apartment units without a basement were much smaller, at 864.0 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 750.4 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,201.8 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 3.9 Average Floor Area by Dwelling Type Big Horn County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,579.0	1,707.0
Apartment	864.0	988.6
All Other	750.4	761.5
Manufactured Home	1,201.8	1,206.4
Average	**1,452.8**	**1,583.6**

Table 3.10, below, indicates the type of roof in dwelling units. A majority, 90.6 percent of single-family homes, had hip and/or gable roofs.

Table 3.10 Type of Roof in Dwelling Units Big Horn County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Flat	48	27	0	2	328	405
Gable	2,701	201	0	178	693	3,773
Hip/Gable	701	12	1	29	13	756
Gambrel	28	0	0	0	0	28
Irregular	28	0	1	1	18	48
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	16	2	0	3	3	24
Steel Frame	0	0	0	0	0	0
Total	**3,753**	**264**	**2**	**218**	**1,159**	**5,396**

Table 3.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 85 percent of all single-family homes had either one or two bathrooms. Another 40.5 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 3.11 Number of Bathrooms per Dwelling Unit Big Horn County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
None	49	13	0	131	54	247
1	1,622	7	1	64	449	2,143
2	1,610	32	0	8	537	2,187
3	388	21	1	3	78	491
4	57	35	0	0	21	113
5	9	5	0	0	7	21
6	6	18	0	1	1	26
Missing	12	133	0	11	12	168.0
Total	**3,753**	**264**	**2**	**218**	**1,159**	**5,396**

Table 3.12, below, shows the primary types of exterior walls used in the dwelling units. Over 826 single-family homes had frame siding and 563 manufactured homes had metal siding.

Table 3.12
Exterior Wall of Dwelling Units
Big Horn County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Frame Hardboard	532	12	0	0	0	544
Frame Siding	826	67	2	0	0	895
Frame Stucco	138	3	0	0	0	141
Frame Vinyl	532	29	0	0	0	561
Lap Siding	0	0	0	0	502	502
Masonry	77	35	0	0	0	112
Metal Siding	0	0	0	0	563	563
Pine	0	0	0	194	0	194
All Other	1,648	118	0	24	94	1,884
Total	**3,753**	**264**	**2**	**218**	**1,159**	**5,396**

SUMMARY

There are a total of 5,396 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 5,396 dwelling units, 3,753 were single-family homes. More than 1.9 percent of these, or 73 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 1,100 homes are currently in unsuitable condition. On the other hand, 264 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: CAMPBELL COUNTY

CAMPBELL COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 17,134 residential parcels for Campbell County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 20,555 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 11,592 are single-family homes, 4,711 are apartment units, which include duplexes or tri-plexes, 540 are townhomes or condos, 40 are other units such as cabins and mixed retail with residential units, and 3,672 are manufactured homes, as noted in Table 4.1, below.

Table 4.1
Total Residential Units by Type of Unit
Campbell County
Assessor Data, May 2017

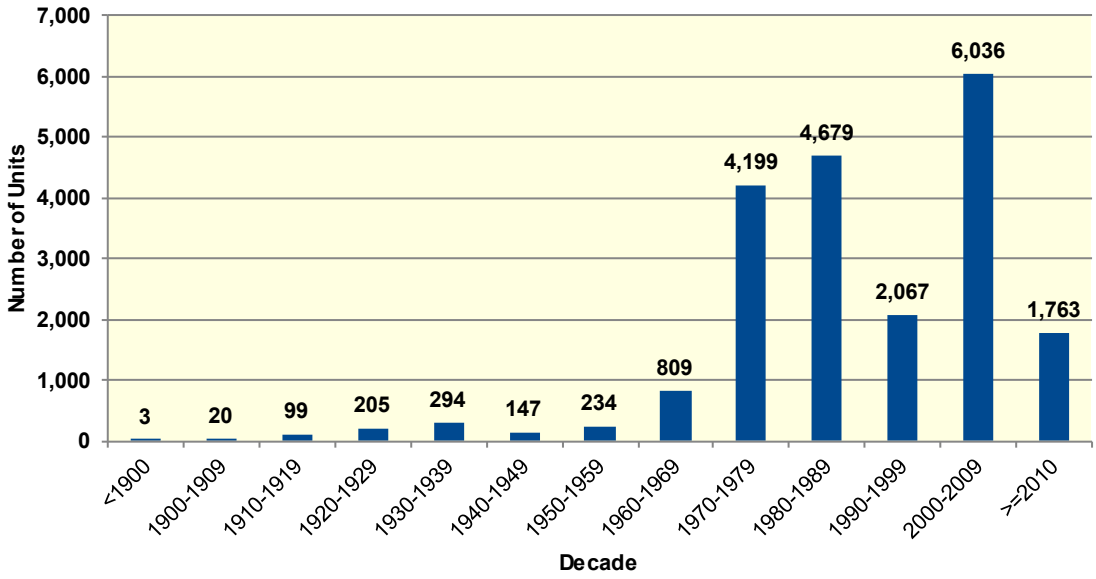
Housing Type	Total Parcels	Total Units
Single-Family	11,592	11,592
Apartment	1,290	4,711
Townhome or Condo	540	540
All Other units	40	40
Manufactured Home	3,672	3,672
Total	**17,134**	**20,555**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 4,199 units were built, as seen in Diagram 4.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 4,679 units were built during the 1980s, and 2,067 units were built during the 1990s.

Diagram 4.1
Existing Housing Units Built by Decade
Campbell County
May 2017



Between 2000 and 2009, there were 6,036 units added to the Campbell housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 1,763 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 20,555 units found in the CAMA system, 3.0 percent were built prior to 1940, 1.8 percent were built between 1940 and 1959, and 24.3 percent were constructed between 1960 and 1979, as seen in Table 4.2, below. These data imply that 3,968 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 4.2
Era of Construction
Campbell County
Assessor Data, May 2017

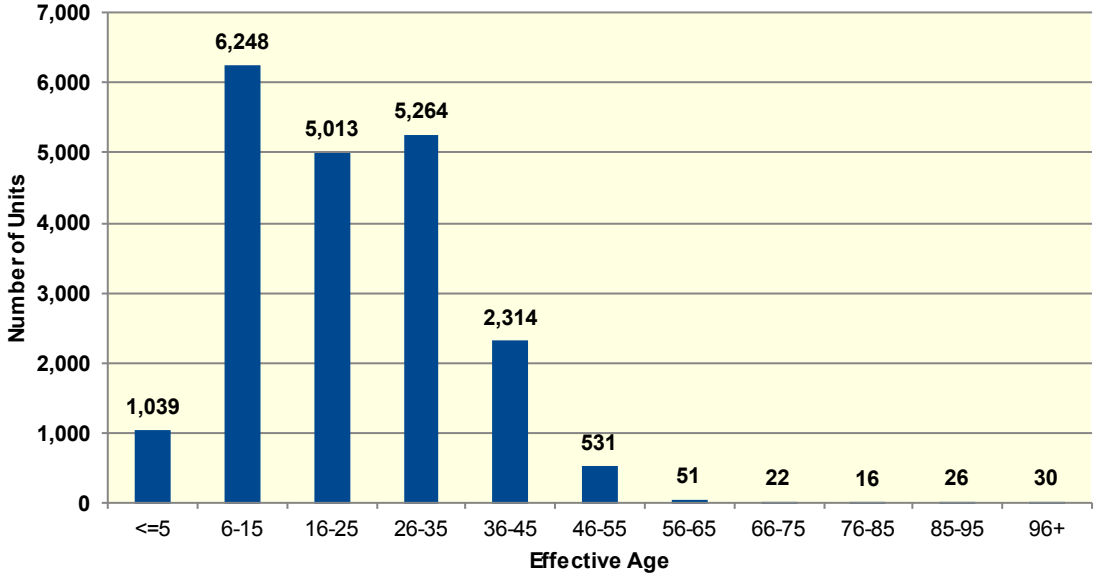
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	589	29	0	3	0	621
1940 - 1959	343	19	0	1	18	381
1960 - 1979	2,716	673	207	3	1,409	5,008
1980 - 1999	3,308	1,826	289	15	1,308	6,746
2000- 2009	3,291	1,879	40	15	811	6,036
> 2010	1,345	285	4	3	126	1,763
Total	**11,592**	**4,711**	**540**	**40**	**3,672**	**20,555**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 4.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 4.2
Effective Age of Dwelling
Campbell County
Assessor Data: May 2017



By comparing Diagram 4.1 with Diagram 4.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 4.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 0 apartment units and another 279 single-family units.

Table 4.3
Effective Age of Dwelling
Campbell County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	833	108	0	0	98	1,039
6 - 25	6,614	2,537	533	25	1,552	11,261
26 - 45	3,866	2,066	7	13	1,626	7,578
46 - 65	186	0	0	1	395	582
66 or More	93	0	0	1	1	95
Total	**11,592**	**4,711**	**540**	**40**	**3,672**	**20,555**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[9]

Overall, 54.6 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 11,241 dwelling units, as noted in Table 4.4, below. As shown, 6.6 percent of units were of good quality and 0.1 percent were of very good quality, representing 1,377 and 15 units, respectively.

Table 4.4
Quality of Materials and Workmanship Used In Construction
Campbell County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	117	2	0	9	217	345
Fair	3,669	376	63	14	3,453	7,575
Average	6,554	4,219	451	15	2	11,241
Good	1,235	114	26	2	0	1,377
Very Good	15	0	0	0	0	15
Excellent	2	0	0	0	0	2
Total	**11,592**	**4,711**	**540**	**40**	**3,672**	**20,555**

Over 56.5 percent of single-family homes, or 6,554 units, and 89.5 percent of apartment units, or 4,219 units, were constructed with average materials and workmanship. More than 31.6 percent of single-family homes, or 3,669 units, and 94.0 percent of manufactured homes, or 3,453 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 345 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 4.5, below, presents this information for single-family homes.[10] More than 57.2 percent of the single-family units with the lowest quality rating were built before 1940, and another 33 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[9] Data describing these specific details are presented in the tables contained in Appendix A.
[10] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 267 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 4.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Campbell County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	67	406	110	6	0	0	589
1940 - 1959	33	196	108	6	0	0	343
1960 - 1979	6	556	2,114	40	0	0	2,716
1980 - 1999	4	868	2,109	322	4	1	3,308
2000 – 2009	4	1,379	1,424	476	8	0	3,291
>2010	3	264	689	385	3	1	1,345
Total	**117**	**3,669**	**6,554**	**1,235**	**15**	**2**	**11,592**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 81.2 percent of all homes, or 16,693 units, can be classed as being in average or good physical condition. However, 1.4 percent, or 291 units, are in poor and additional 17.3 percent, or 3,571 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 1.3 percent of single-family homes, 0.4 percent of apartment units, and 99.8 percent of manufactured homes are in unsuitable condition. This represents 161 single-family units, 22 apartments, and another 3,665 manufactured homes. These data are presented in Table 4.6, on the following page.

Table 4.6
Physical Condition of Dwelling Units
Campbell County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	70	0	1	3	217	291
Fair	91	22	0	10	3,448	3,571
Average	11,429	4,689	539	27	6	16,690
Good	2	0	0	0	1	3
Very Good	0	0	0	0	0	0
Excellent	0	0	0	0	0	0
Total	**11,592**	**4,711**	**540**	**40**	**3,672**	**20,555**

The physical condition ratings of the 11,592 single-family homes in Campbell County have been further partitioned by quality designations and are presented in Table 4.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 20 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 4.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Campbell County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	37	26	7	0	0	0	70
Fair	10	66	13	2	0	0	91
Average	70	3,576	6,533	1,233	15	2	11,429
Good	0	1	1	0	0	0	2
Very Good	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0
Total	**117**	**3,669**	**11,241**	**1,377**	**15**	**2**	**11,592**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 3,786 single-family homes built with substandard materials or workmanship. A total of 139 housing units built with substandard quality, or 1.1 percent of single-family homes, have ended up in poor or fair condition. Another 31.4 percent, or 3,646 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 117 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 4 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 4.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 4.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Campbell County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	23	5	39	0	0	0	67
1940 - 1959	9	4	20	0	0	0	33
1960 - 1979	2	0	4	0	0	0	6
1980 - 1999	1	0	3	0	0	0	4
2000 - 2009	1	1	2	0	0	0	4
>2010	1	0	2	0	0	0	3
Total	**37**	**10**	**70**	**0**	**0**	**0**	**117**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 4.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,612.2 square feet. However, homes with a finished basement tended had an average size of 2,069.2 square feet. Apartment units without a basement were much smaller, at 788.1 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 885.2 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,208.4 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 4.9 Average Floor Area by Dwelling Type Campbell County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,612.2	2,069.2
Apartment	788.1	928.8
All Other	885.2	1,120.3
Manufactured Home	1,208.4	1,208.9
Average	**1,459.1**	**1,985.1**

Table 4.10, below, indicates the type of roof in dwelling units. A majority, 96.6 percent of single-family homes, had hip and/or gable roofs.

Table 4.10 Type of Roof in Dwelling Units Campbell County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Flat	33	538	1	1	2,705	3,278
Gable	8,497	3,688	378	30	965	13,558
Hip/Gable	2,706	364	160	5	0	3,235
Gambrel	5	0	0	0	0	5
Irregular	5	0	1	4	0	10
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	3	0	0	0	0	3
Steel Frame	0	0	0	0	0	0
Total	**11,592**	**4,711**	**540**	**40**	**3,672**	**20,555**

Table 4.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 75 percent of all single-family homes had either one or two bathrooms. Another 42.3 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 4.11 Number of Bathrooms per Dwelling Unit Campbell County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
None	92	0	0	10	136	238
1	1,400	510	189	10	3,445	5,554
2	7,140	1,174	293	8	84	8,699
3	2,601	81	53	4	5	2,744
4	194	619	5	4	0	822
5	58	10	0	0	0	68
6	21	32	0	0	2	55
Missing	86	2,285	0	4	0	2,375.0
Total	**11,592**	**4,711**	**540**	**40**	**3,672**	**20,555**

Table 4.12, below, shows the primary types of exterior walls used in the dwelling units. Over 2,059 single-family homes had frame siding and 1,435 manufactured homes had metal siding.

Table 4.12
Exterior Wall of Dwelling Units
Campbell County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Frame Hardboard	2,146	1,053	14	0	0	3,213
Frame Siding	2,059	905	218	0	0	3,182
Frame Stucco	261	22	8	0	0	291
Frame Vinyl	3,591	1,370	94	0	0	5,055
Lap Siding	0	0	0	0	2,222	2,222
Masonry	28	35	0	0	0	63
Metal Siding	0	0	0	0	1,435	1,435
Pine	1	0	0	35	0	36
All Other	3,506	1,326	206	5	15	5,058
Total	**11,592**	**4,711**	**540**	**40**	**3,672**	**20,555**

SUMMARY

There are a total of 20,555 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 20,555 dwelling units, 11,592 were single-family homes. More than 1.0 percent of these, or 117 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 47 homes are currently in unsuitable condition. On the other hand, 22 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: CARBON COUNTY

CARBON COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 8,269 residential parcels for Carbon County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 8,949 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 5,982 are single-family homes, 876 are apartment units, which include duplexes or tri-plexes, 119 are townhomes or condos, 437 are other units such as cabins and mixed retail with residential units, and 1,535 are manufactured homes, as noted in Table 5.1, below.

Table 5.1
Total Residential Units by Type of Unit
Carbon County
Assessor Data, May 2017

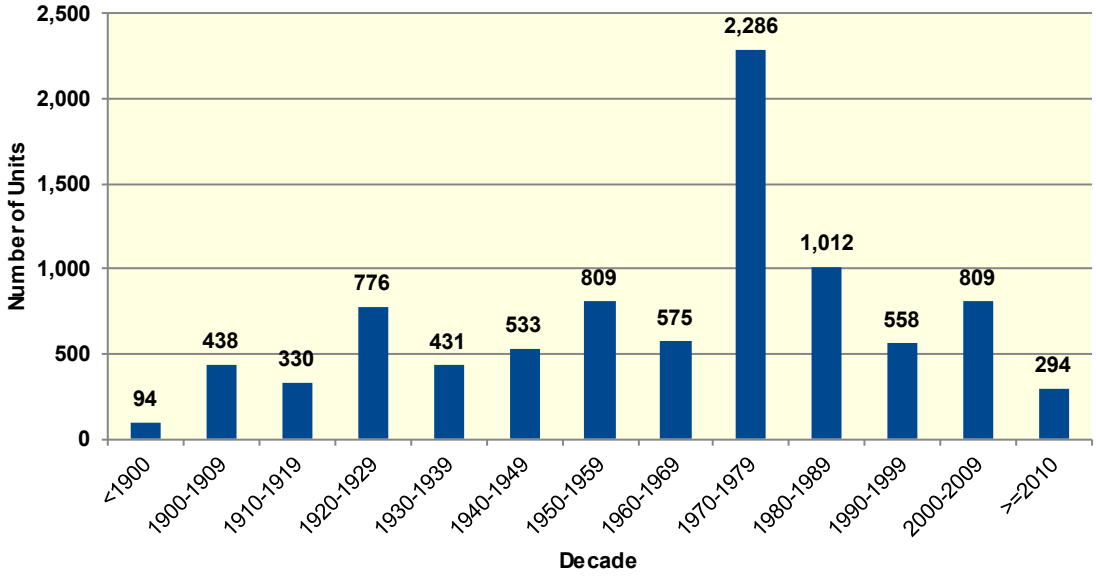
Housing Type	Total Parcels	Total Units
Single-Family	5,982	5,982
Apartment	196	876
Townhome or Condo	119	119
All Other units	437	437
Manufactured Home	1,535	1,535
Total	**8,269**	**8,949**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 2,286 units were built, as seen in Diagram 5.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 1,012 units were built during the 1980s, and 558 units were built during the 1990s.

Diagram 5.1
Existing Housing Units Built by Decade
Carbon County
May 2017



Between 2000 and 2009, there were 809 units added to the Carbon housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 294 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 8,949 units found in the CAMA system, 23.1 percent were built prior to 1940, 15.0 percent were built between 1940 and 1959, and 31.9 percent were constructed between 1960 and 1979, as seen in Table 5.2, below. These data imply that 4,712 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 5.2
Era of Construction
Carbon County
Assessor Data, May 2017

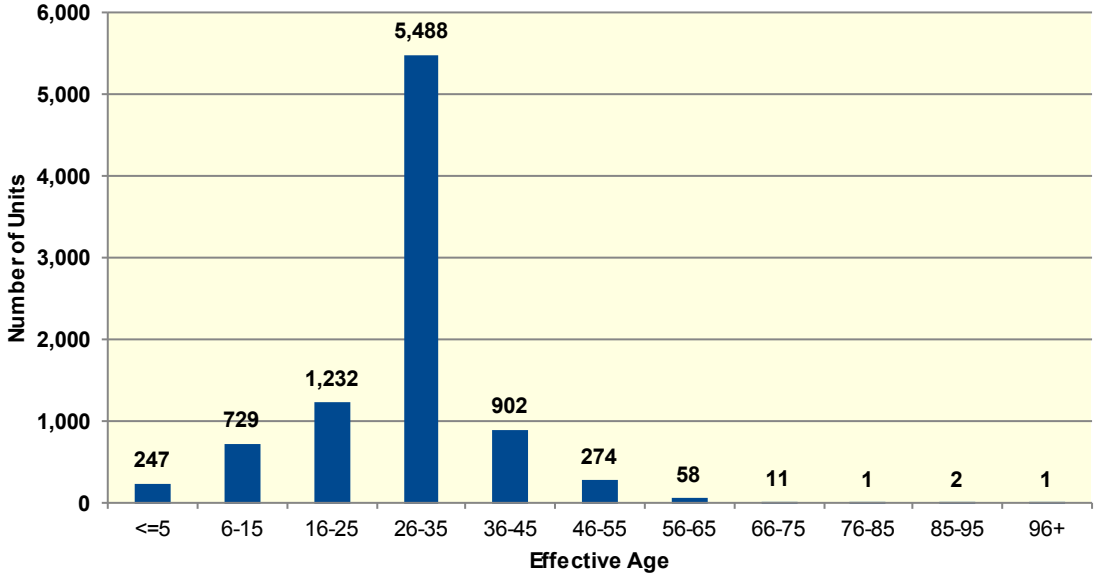
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	1,789	174	0	108	0	2,071
1940 - 1959	1,118	90	0	96	39	1,343
1960 - 1979	1,536	366	40	68	851	2,861
1980 - 1999	828	213	79	81	369	1,570
2000- 2009	537	15	0	66	192	810
> 2010	174	18	0	18	84	294
Total	**5,982**	**876**	**119**	**437**	**1,535**	**8,949**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 5.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 5.2
Effective Age of Dwelling
Carbon County
Assessor Data: May 2017



By comparing Diagram 5.1 with Diagram 5.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 5.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 0 apartment units and another 7 single-family units.

Table 5.3
Effective Age of Dwelling
Carbon County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	134	18	0	15	80	247
6 - 25	1,382	69	17	118	376	1,962
26 - 45	4,459	789	102	304	739	6,393
46 - 65	1	0	0	0	331	332
66 or More	6	0	0	0	9	15
Total	**5,982**	**876**	**119**	**437**	**1,535**	**8,949**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[11]

Overall, 40.4 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 3,619 dwelling units, as noted in Table 5.4, below. As shown, 1.7 percent of units were of good quality, 0.4 percent were of very good quality, and 0.2 percent were of excellent quality, representing 157, 35, and 18 units, respectively.

Table 5.4
Quality of Materials and Workmanship Used In Construction
Carbon County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	895	154	0	188	117	1,354
Fair	1,792	472	113	163	1,226	3,766
Average	3,114	250	6	79	170	3,619
Good	128	0	0	7	22	157
Very Good	35	0	0	0	0	35
Excellent	18	0	0	0	0	18
Total	**5,982**	**876**	**119**	**437**	**1,535**	**8,949**

Over 52.0 percent of single-family homes, or 3,114 units, and 28.5 percent of apartment units, or 250 units, were constructed with average materials and workmanship. More than 29.9 percent of single-family homes, or 1,792 units, and 79.8 percent of manufactured homes, or 1,226 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 1,354 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 5.5, below, presents this information for single-family homes.[12] More than 58.4 percent of the single-family units with the lowest quality rating were built before 1940, and another 145 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[11] Data describing these specific details are presented in the tables contained in Appendix A.

[12] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 21 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 5.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Carbon County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	523	854	399	13	0	0	1,789
1940 - 1959	145	324	642	5	2	0	1,118
1960 - 1979	130	297	1,076	25	8	0	1,536
1980 - 1999	65	184	524	33	16	6	828
2000 – 2009	29	115	341	38	9	5	537
>2010	3	18	132	14	0	7	174
Total	**895**	**1,792**	**3,114**	**128**	**35**	**18**	**5,982**

Physical Condition of the Dwelling

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 75.4 percent of all homes, or 6,752 units, can be classed as being in average or good physical condition, 291 units are in very good condition and 3 units are in excellent condition. However, 3.5 percent, or 316 units, are in poor and additional 17.7 percent, or 1,587 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 22.5 percent of single-family homes, 18.9 percent of apartment units, and 14.1 percent of manufactured homes are in unsuitable condition. This represents 1,348 single-family units, 166 apartments, and another 217 manufactured homes. These data are presented in Table 5.6, on the following page.

Table 5.6 Physical Condition of Dwelling Units Carbon County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	241	7	0	21	47	316
Fair	1,107	159	8	143	170	1,587
Average	3,476	679	94	219	1,001	5,469
Good	901	21	17	44	300	1,283
Very Good	254	10	0	10	17	291
Excellent	3	0	0	0	0	3
Total	**5,982**	**876**	**119**	**437**	**1,535**	**8,949**

The physical condition ratings of the 5,982 single-family homes in Carbon County have been further partitioned by quality designations and are presented in Table 5.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 171 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 5.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Carbon County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	176	54	11	0	0	0	241
Fair	438	508	160	1	0	0	1,107
Average	260	1,058	2,117	36	5	0	3,476
Good	21	155	649	60	11	5	901
Very Good	0	17	177	31	19	10	254
Excellent	0	0	0	0	0	3	3
Total	**895**	**1,792**	**3,619**	**157**	**35**	**18**	**5,982**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 2,687 single-family homes built with substandard materials or workmanship. A total of 1,176 housing units built with substandard quality, or 19.6 percent of single-family homes, have ended up in poor or fair condition. Another 22.0 percent, or 1,318 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 895 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 40 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 5.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 5.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Carbon County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	132	274	116	1	0	0	523
1940 - 1959	32	62	48	3	0	0	145
1960 - 1979	10	64	52	4	0	0	130
1980 - 1999	0	33	31	1	0	0	65
2000 - 2009	2	5	13	9	0	0	29
>2010	0	0	0	3	0	0	3
Total	**176**	**438**	**260**	**21**	**0**	**0**	**895**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 5.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,377.5 square feet. However, homes with a finished basement tended had an average size of 1,640.7 square feet. Apartment units without a basement were much smaller, at 887.8 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 621.4 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,036.6 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 5.9 Average Floor Area by Dwelling Type Carbon County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,377.5	1,640.7
Apartment	887.8	1,006.3
All Other	621.4	665.0
Manufactured Home	1,036.6	1,037.5
Average	**1,263.8**	**1,540.9**

Table 5.10, below, indicates the type of roof in dwelling units. A majority, 91.7 percent of single-family homes, had hip and/or gable roofs.

Table 5.10 Type of Roof in Dwelling Units Carbon County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	82	176	1	5	281	545
Gable	4,838	583	114	407	463	6,405
Hip/Gable	648	16	0	7	0	671
Gambrel	55	11	0	5	0	71
Irregular	69	0	0	6	2	77
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	10	1	4	4	2	21
Steel Frame	0	0	0	0	0	0
Total	**5,982**	**876**	**119**	**437**	**1,535**	**8,949**

Table 5.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 85 percent of all single-family homes had either one or two bathrooms. Another 33 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 5.11 Number of Bathrooms per Dwelling Unit Carbon County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	114	0	0	175	47	336
1	2,572	7	83	144	1,087	3,893
2	2,443	84	36	24	393	2,980
3	489	34	0	14	6	543
4	131	141	0	8	2	282
5	61	35	0	4	0	100
6	37	35	0	22	0	94
Missing	135	540	0	46	0	721.0
Total	**5,982**	**876**	**119**	**437**	**1,535**	**8,949**

Table 5.12, below, shows the primary types of exterior walls used in the dwelling units. Over 1,416 single-family homes had frame siding and 966 manufactured homes had metal siding.

Table 5.12
Exterior Wall of Dwelling Units
Carbon County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other	Manufactured Home	Total
Frame Hardboard	185	4	0	0	0	189
Frame Siding	1,416	99	2	0	0	1,517
Frame Stucco	365	34	1	0	0	400
Frame Vinyl	856	180	30	0	0	1,066
Lap Siding	0	0	0	0	104	104
Masonry	119	101	0	0	0	220
Metal Siding	0	0	0	0	966	966
Pine	20	0	0	414	0	434
All Other	3,021	458	86	23	465	4,053
Total	**5,982**	**876**	**119**	**437**	**1,535**	**8,949**

SUMMARY

There are a total of 8,949 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 8,949 dwelling units, 5,982 were single-family homes. More than 14.9 percent of these, or 895 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 614 homes are currently in unsuitable condition. On the other hand, 172 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: CONVERSE COUNTY

CONVERSE COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 6,318 residential parcels for Converse County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 6,863 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 4,154 are single-family homes, 821 are apartment units, which include duplexes or tri-plexes, 155 are townhomes or condos, 218 are other units such as cabins and mixed retail with residential units, and 1,515 are manufactured homes, as noted in Table 6.1, below.

Table 6.1
Total Residential Units by Type of Unit
Converse County
Assessor Data, May 2017

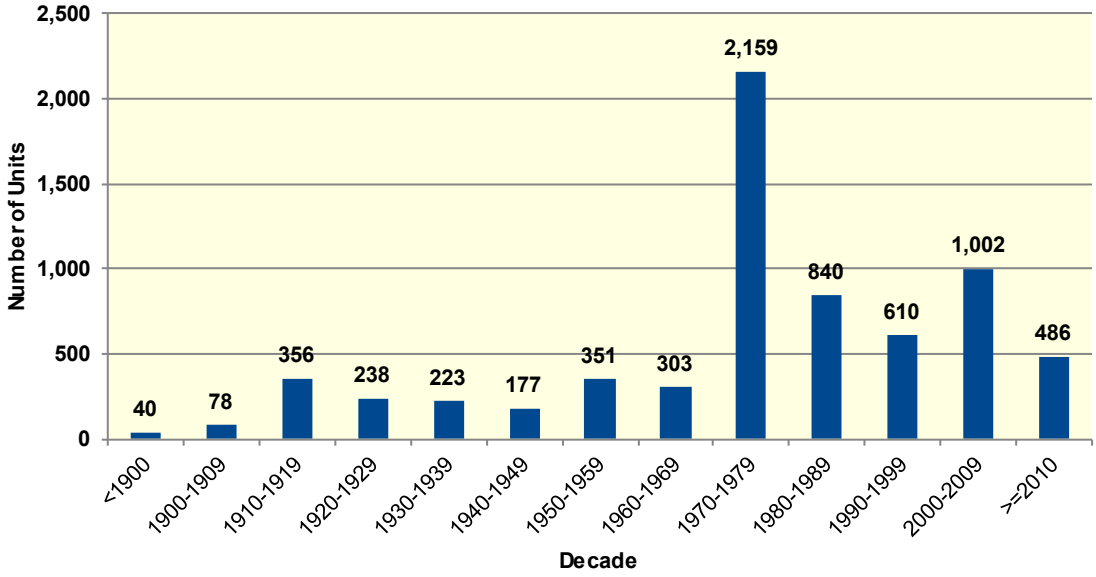
Housing Type	Total Parcels	Total Units
Single-Family	4,154	4,154
Apartment	276	821
Townhome or Condo	155	155
All Other units	218	218
Manufactured Home	1,515	1,515
Total	**6,318**	**6,863**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 2,159 units were built, as seen in Diagram 6.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 840 units were built during the 1980s, and 610 units were built during the 1990s.

Diagram 6.1
Existing Housing Units Built by Decade
Converse County
May 2017



Between 2000 and 2009, there were 1,002 units added to the Converse housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 486 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 6,863 units found in the CAMA system, 13.6 percent were built prior to 1940, 7.6 percent were built between 1940 and 1959, and 35.8 percent were constructed between 1960 and 1979, as seen in Table 6.2, below. These data imply that 2,790 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 6.2
Era of Construction
Converse County
Assessor Data, May 2017

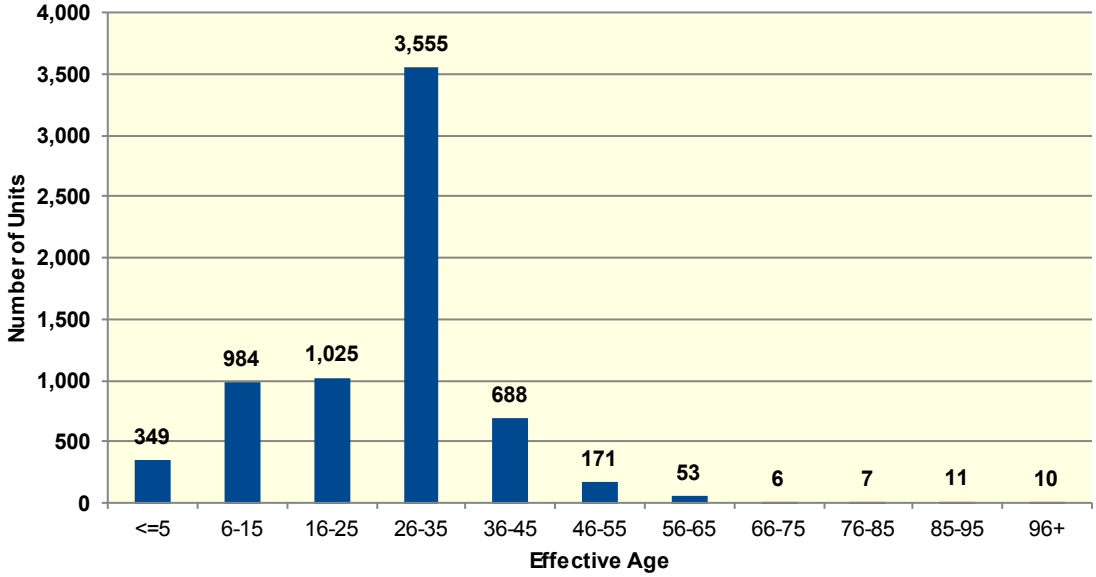
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	856	18	0	61	0	935
1940 - 1959	456	25	0	18	29	528
1960 - 1979	1,365	314	32	24	727	2,462
1980 - 1999	595	200	119	62	474	1,450
2000- 2009	583	142	4	41	232	1,002
> 2010	299	122	0	12	53	486
Total	**4,154**	**821**	**155**	**218**	**1,515**	**6,863**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 6.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 6.2
Effective Age of Dwelling
Converse County
Assessor Data: May 2017



By comparing Diagram 6.1 with Diagram 6.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 6.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 3 apartment units and another 50 single-family units.

Table 6.3
Effective Age of Dwelling
Converse County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	217	86	0	8	38	349
6 - 25	961	223	22	80	723	2,009
26 - 45	2,926	509	133	117	558	4,243
46 - 65	22	3	0	4	195	224
66 or More	28	0	0	9	1	38
Total	**4,154**	**821**	**155**	**218**	**1,515**	**6,863**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[13]

Overall, 66.9 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 4,594 dwelling units, as noted in Table 6.4, below. As shown, 5.1 percent of units were of good quality and 0.6 percent were of very good quality, representing 356 and 42 units, respectively.

Table 6.4
Quality of Materials and Workmanship Used In Construction
Converse County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	65	0	0	14	30	109
Fair	903	90	0	67	699	1,759
Average	2,991	725	151	129	598	4,594
Good	161	6	0	6	183	356
Very Good	31	0	4	2	5	42
Excellent	3	0	0	0	0	3
Total	**4,154**	**821**	**155**	**218**	**1,515**	**6,863**

Over 72.0 percent of single-family homes, or 2,991 units, and 88.3 percent of apartment units, or 725 units, were constructed with average materials and workmanship. More than 21.7 percent of single-family homes, or 903 units, and 46.1 percent of manufactured homes, or 699 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 109 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 6.5, below, presents this information for single-family homes.[14] More than 53.8 percent of the single-family units with the lowest quality rating were built before 1940, and another 11 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low quality units still

[13] Data describing these specific details are presented in the tables contained in Appendix A.
[14] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 0 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 6.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Converse County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	35	352	443	23	3	0	856
1940 - 1959	11	165	270	9	1	0	456
1960 - 1979	14	105	1,224	21	1	0	1,365
1980 - 1999	3	114	429	42	6	1	595
2000 – 2009	2	132	377	51	20	1	583
>2010	0	35	248	15	0	1	299
Total	**65**	**903**	**2,991**	**161**	**31**	**3**	**4,154**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 83.8 percent of all homes, or 5,753 units, can be classed as being in average or good physical condition, 17 units are in very good condition and 5 units are in excellent condition. However, 2.8 percent, or 198 units, are in poor and additional 12.9 percent, or 890 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 10.5 percent of single-family homes, 7.3 percent of apartment units, and 34.9 percent of manufactured homes are in unsuitable condition. This represents 440 single-family units, 60 apartments, and another 529 manufactured homes. These data are presented in Table 6.6, on the following page.

Table 6.6
Physical Condition of Dwelling Units
Converse County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	72	5	0	10	111	198
Fair	368	55	4	45	418	890
Average	3,636	753	151	154	984	5,678
Good	58	8	0	7	2	75
Very Good	15	0	0	2	0	17
Excellent	5	0	0	0	0	5
Total	**4,154**	**821**	**155**	**218**	**1,515**	**6,863**

The physical condition ratings of the 4,154 single-family homes in Converse County have been further partitioned by quality designations and are presented in Table 6.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 148 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 6.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Converse County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	20	44	8	0	0	0	72
Fair	29	198	140	1	0	0	368
Average	16	658	2,808	133	19	2	3,636
Good	0	3	21	24	10	0	58
Very Good	0	0	13	2	0	0	15
Excellent	0	0	1	1	2	1	5
Total	**65**	**903**	**4,594**	**356**	**42**	**3**	**4,154**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 968 single-family homes built with substandard materials or workmanship. A total of 291 housing units built with substandard quality, or 7.0 percent of single-family homes, have ended up in poor or fair condition. Another 16.2 percent, or 674 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 65 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 3 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 6.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 6.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Converse County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	17	16	2	0	0	0	35
1940 - 1959	1	6	4	0	0	0	11
1960 - 1979	1	5	8	0	0	0	14
1980 - 1999	1	1	1	0	0	0	3
2000 - 2009	0	1	1	0	0	0	2
>2010	0	0	0	0	0	0	0
Total	**20**	**29**	**16**	**0**	**0**	**0**	**65**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 6.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,489.1 square feet. However, homes with a finished basement tended had an average size of 1,942.2 square feet. Apartment units without a basement were much smaller, at 1,080.5 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 764.0 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,141.0 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 6.9 Average Floor Area by Dwelling Type Converse County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,489.1	1,942.2
Apartment	1,080.5	1,313.0
All Other	764.0	790.3
Manufactured Home	1,141.0	1,158.7
Average	**1,362.2**	**1,781.4**

Table 6.10, below, indicates the type of roof in dwelling units. A majority, 93.1 percent of single-family homes, had hip and/or gable roofs.

Table 6.10 Type of Roof in Dwelling Units Converse County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	24	13	5	0	166	208
Gable	3,117	716	113	193	986	5,125
Hip/Gable	751	64	32	14	18	879
Gambrel	17	0	0	4	0	21
Irregular	4	6	0	1	338	349
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	9	6	5	2	4	26
Steel Frame	0	0	0	0	0	0
Total	**4,154**	**821**	**155**	**218**	**1,515**	**6,863**

Table 6.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 75 percent of all single-family homes had either one or two bathrooms. Another 43.0 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 6.11 Number of Bathrooms per Dwelling Unit Converse County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	65	4	0	115	106	290
1	1,133	53	67	59	662	1,974
2	2,039	119	70	19	703	2,950
3	675	27	2	5	27	736
4	113	171	0	6	8	298
5	41	5	0	3	0	49
6	25	36	0	1	7	69
Missing	63	406	16	10	2	497.0
Total	**4,154**	**821**	**155**	**218**	**1,515**	**6,863**

Table 6.12, below, shows the primary types of exterior walls used in the dwelling units. Over 749 single-family homes had frame siding and 576 manufactured homes had metal siding.

Table 6.12
Exterior Wall of Dwelling Units
Converse County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other	Manufactured Home	Total
Frame Hardboard	714	113	43	0	2	872
Frame Siding	749	127	11	0	0	887
Frame Stucco	347	6	5	0	0	358
Frame Vinyl	940	341	20	0	0	1,301
Lap Siding	0	0	0	0	45	45
Masonry	134	8	1	0	0	143
Metal Siding	0	0	0	0	576	576
Pine	0	0	0	59	0	59
All Other	1,270	226	75	159	892	2,622
Total	**4,154**	**821**	**155**	**218**	**1,515**	**6,863**

SUMMARY

There are a total of 6,863 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 6,863 dwelling units, 4,154 were single-family homes. More than 1.5 percent of these, or 65 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 49 homes are currently in unsuitable condition. On the other hand, 149 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: CROOK COUNTY

CROOK COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 3,664 residential parcels for Crook County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 3,716 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 2,638 are single-family homes, 82 are apartment units, which include duplexes or tri-plexes, 0 are townhomes or condos, 90 are other units such as cabins and mixed retail with residential units, and 906 are manufactured homes, as noted in Table 7.1, below.

Table 7.1
Total Residential Units by Type of Unit
Crook County
Assessor Data, May 2017

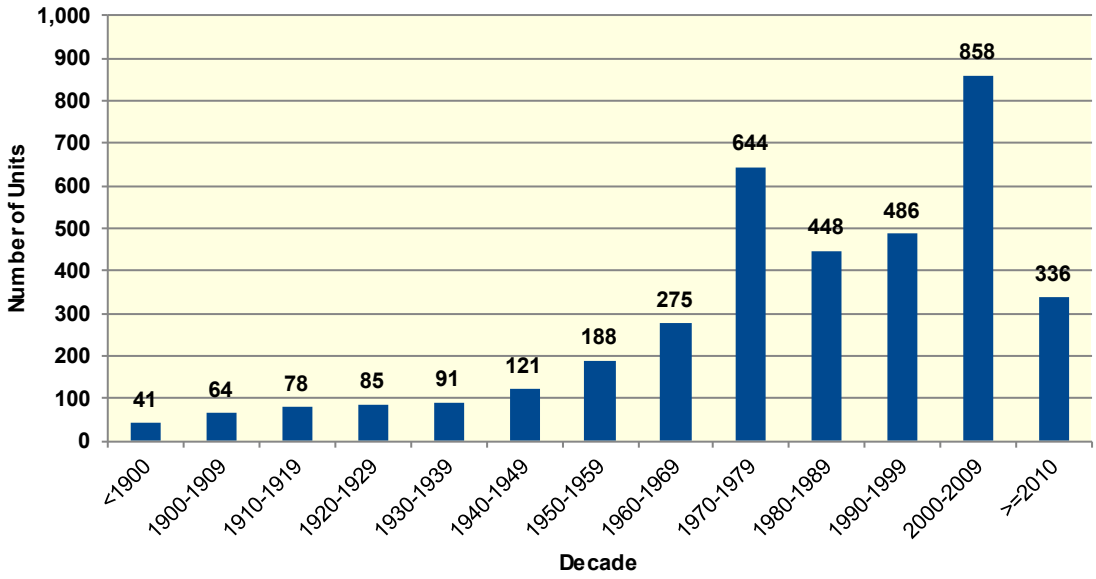
Housing Type	Total Parcels	Total Units
Single-Family	2,638	2,638
Apartment	30	82
Townhome or Condo	0	0
All Other units	90	90
Manufactured Home	906	906
Total	**3,664**	**3,716**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 644 units were built, as seen in Diagram 7.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 448 units were built during the 1980s, and 486 units were built during the 1990s.

Diagram 7.1
Existing Housing Units Built by Decade
Crook County
May 2017



Between 2000 and 2009, there were 858 units added to the Crook housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 336 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 3,716 units found in the CAMA system, 9.6 percent were built prior to 1940, 8.3 percent were built between 1940 and 1959, and 24.7 percent were constructed between 1960 and 1979, as seen in Table 7.2, below. These data imply that 1,140 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 7.2
Era of Construction
Crook County
Assessor Data, May 2017

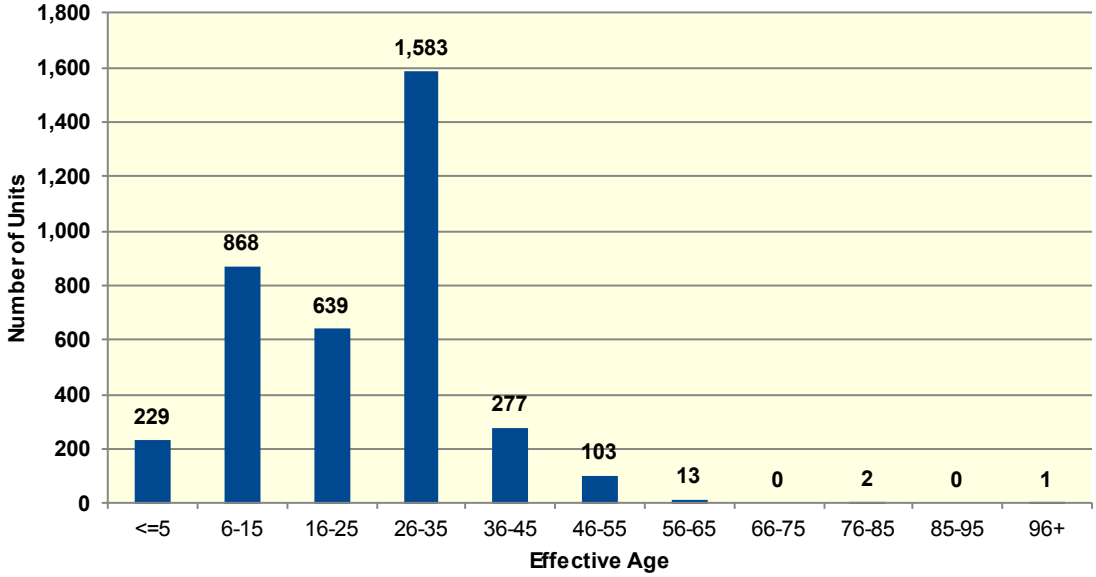
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	352	0	0	7	0	359
1940 - 1959	293	1	0	8	8	310
1960 - 1979	520	51	0	7	341	919
1980 - 1999	552	18	0	14	350	934
2000- 2009	675	7	0	30	146	858
> 2010	246	5	0	24	61	336
Total	**2,638**	**82**	**0**	**90**	**906**	**3,716**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 7.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 7.2
Effective Age of Dwelling
Crook County
Assessor Data: May 2017



By comparing Diagram 7.1 with Diagram 7.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 7.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 16 apartment units and another 17 single-family units.

Table 7.3
Effective Age of Dwelling
Crook County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	164	2	0	18	45	229
6 - 25	1,107	20	0	43	337	1,507
26 - 45	1,350	44	0	29	438	1,861
46 - 65	15	16	0	0	85	116
66 or More	2	0	0	0	1	3
Total	**2,638**	**82**	**0**	**90**	**906**	**3,716**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[15]

Overall, 68.2 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 2,536 dwelling units, as noted in Table 7.4, below. As shown, 2.9 percent of units were of good quality, 0.2 percent were of very good quality, and less than 0.1 percent were of excellent quality, representing 108, 8, and 3 units, respectively.

Table 7.4
Quality of Materials and Workmanship Used In Construction
Crook County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	105	2	0	8	8	123
Fair	878	7	0	21	32	938
Average	1,538	73	0	61	864	2,536
Good	106	0	0	0	2	108
Very Good	8	0	0	0	0	8
Excellent	3	0	0	0	0	3
Total	**2,638**	**82**	**0**	**90**	**906**	**3,716**

Over 58.3 percent of single-family homes, or 1,538 units, and 89.0 percent of apartment units, or 73 units, were constructed with average materials and workmanship. More than 33.2 percent of single-family homes, or 878 units, and 3.5 percent of manufactured homes, or 32 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 123 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 7.5, below, presents this information for single-family homes.[16] More than 16.1 percent of the single-family units with the lowest quality rating were built before 1940, and another 10 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-

[15] Data describing these specific details are presented in the tables contained in Appendix A.
[16] The total includes 2 parcels that lacked a quality of materials designation.

effective rehabilitation. Furthermore, the development of such low or fair quality units still continues today, with 53 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 7.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Crook County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	17	183	151	1	0	0	352
1940 - 1959	10	157	125	1	0	0	293
1960 - 1979	10	172	334	4	0	0	520
1980 - 1999	43	137	345	24	3	0	552
2000 – 2009	20	181	418	48	5	3	675
>2010	5	48	165	28	0	0	246
Total	**105**	**878**	**1,538**	**106**	**8**	**3**	**2,638**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 73.6 percent of all homes, or 2,738 units, can be classed as being in average or good physical condition, 24 units are in very good condition and 107 units are in excellent condition. However, 2.0 percent, or 77 units, are in poor and additional 20.7 percent, or 770 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 18.1 percent of single-family homes, 24.3 percent of apartment units, and 36.4 percent of manufactured homes are in unsuitable condition. This represents 479 single-family units, 20 apartments, and another 330 manufactured homes. These data are presented in Table 7.6, on the following page.

Table 7.6
Physical Condition of Dwelling Units
Crook County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	56	0	0	1	20	77
Fair	423	20	0	17	310	770
Average	1,699	58	0	53	513	2,323
Good	356	3	0	7	49	415
Very Good	21	0	0	3	0	24
Excellent	83	1	0	9	14	107
Total	**2,638**	**82**	**0**	**90**	**906**	**3,716**

The physical condition ratings of the 2,638 single-family homes in Crook County have been further partitioned by quality designations and are presented in Table 7.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 154 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 7.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Crook County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	26	23	7	0	0	0	56
Fair	34	242	147	0	0	0	423
Average	41	553	1,056	49	0	0	1,699
Good	1	44	265	39	5	2	356
Very Good	0	5	10	2	3	1	21
Excellent	3	11	53	16	0	0	83
Total	**105**	**878**	**2,536**	**108**	**8**	**3**	**2,638**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 983 single-family homes built with substandard materials or workmanship. A total of 325 housing units built with substandard quality, or 12.3 percent of single-family homes, have ended up in poor or fair condition. Another 22.5 percent, or 594 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 105 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 33 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 7.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 7.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Crook County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	6	8	3	0	0	0	17
1940 - 1959	0	7	3	0	0	0	10
1960 - 1979	5	1	4	0	0	0	10
1980 - 1999	13	13	17	0	0	0	43
2000 - 2009	2	5	12	1	0	0	20
>2010	0	0	2	0	0	3	5
Total	**26**	**34**	**41**	**1**	**0**	**3**	**105**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 7.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,574.4 square feet. However, homes with a finished basement tended had an average size of 1,863.9 square feet. Apartment units without a basement were much smaller, at 1,302.9 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 445.5 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,185.2 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 7.9 Average Floor Area by Dwelling Type Crook County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,574.4	1,863.9
Apartment	1,302.9	1,424.9
All Other	445.5	664.4
Manufactured Home	1,185.2	1,195.7
Average	**1,450.6**	**1,681.6**

Table 7.10, below, indicates the type of roof in dwelling units. A majority, 93.4 percent of single-family homes, had hip and/or gable roofs.

Table 7.10 Type of Roof in Dwelling Units Crook County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	15	0	0	1	237	253
Gable	2,177	74	0	79	660	2,990
Hip/Gable	287	2	0	2	3	294
Gambrel	26	0	0	5	0	31
Irregular	19	0	0	1	1	21
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	11	2	0	2	1	16
Steel Frame	0	0	0	0	0	0
Total	**2,638**	**82**	**0**	**90**	**906**	**3,716**

Table 7.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 80 percent of all single-family homes had either one or two bathrooms. Another 49.5 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 7.11 Number of Bathrooms per Dwelling Unit Crook County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	54	0	0	45	17	116
1	734	0	0	16	381	1,131
2	1,322	17	0	8	492	1,839
3	351	2	0	13	16	382
4	86	28	0	6	0	120
5	41	6	0	2	0	49
6	23	2	0	0	0	25
Missing	27	27	0	0	0	54.0
Total	**2,638**	**82**	**0**	**90**	**906**	**3,716**

Table 7.12, below, shows the primary types of exterior walls used in the dwelling units. Over 293 single-family homes had frame siding and 230 manufactured homes had metal siding.

Table 7.12
Exterior Wall of Dwelling Units
Crook County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	275	3	0	0	0	278
Frame Siding	293	9	0	0	0	302
Frame Stucco	107	8	0	0	0	115
Frame Vinyl	250	5	0	0	0	255
Lap Siding	0	0	0	0	343	343
Masonry	51	0	0	0	0	51
Metal Siding	0	0	0	0	230	230
Pine	4	0	0	73	0	77
All Other	1,658	57	0	17	333	2,065
Total	**2,638**	**82**	**0**	**90**	**906**	**3,716**

SUMMARY

There are a total of 3,716 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 3,716 dwelling units, 2,638 were single-family homes. More than 3.9 percent of these, or 105 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 60 homes are currently in unsuitable condition. On the other hand, 154 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: FREMONT COUNTY

FREMONT COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 16,134 residential parcels for Fremont County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 17,288 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 11,274 are single-family homes, 1,799 are apartment units, which include duplexes or tri-plexes, 151 are townhomes or condos, 724 are other units such as cabins and mixed retail with residential units, and 3,340 are manufactured homes, as noted in Table 8.1, below.

Table 8.1
Total Residential Units by Type of Unit
Fremont County
Assessor Data, May 2017

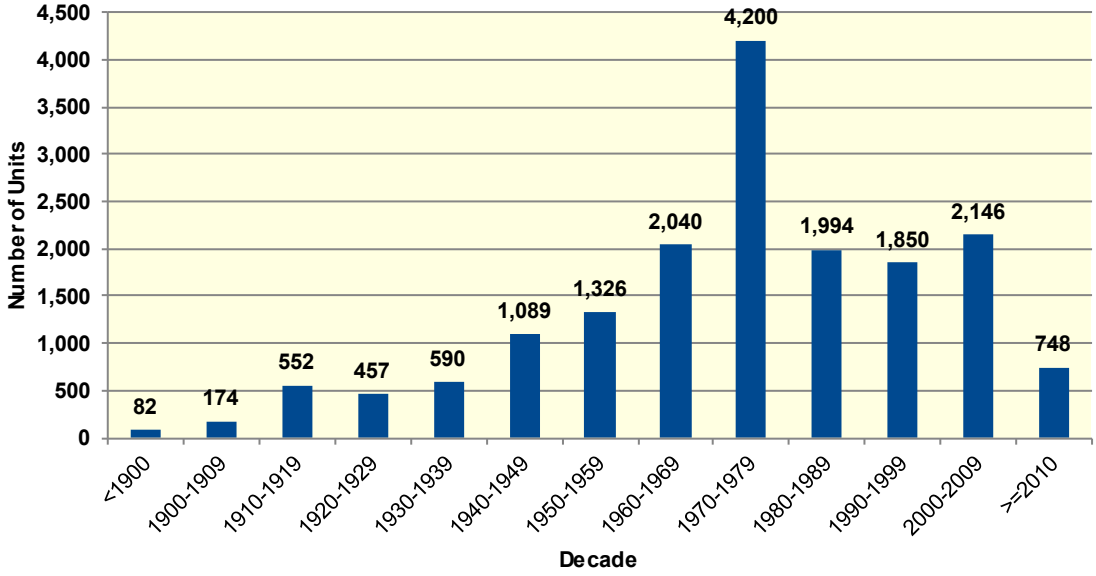
Housing Type	Total Parcels	Total Units
Single-Family	11,274	11,274
Apartment	645	1,799
Townhome or Condo	151	151
All Other units	724	724
Manufactured Home	3,340	3,340
Total	**16,134**	**17,288**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 4,200 units were built, as seen in Diagram 8.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 1,994 units were built during the 1980s, and 1,850 units were built during the 1990s.

Diagram 8.1
Existing Housing Units Built by Decade
Fremont County
May 2017



Between 2000 and 2009, there were 2,146 units added to the Fremont housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 748 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 17,288 units found in the CAMA system, 10.7 percent were built prior to 1940, 14.0 percent were built between 1940 and 1959, and 36.1 percent were constructed between 1960 and 1979, as seen in Table 8.2, below. These data imply that 7,484 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 8.2
Era of Construction
Fremont County
Assessor Data, May 2017

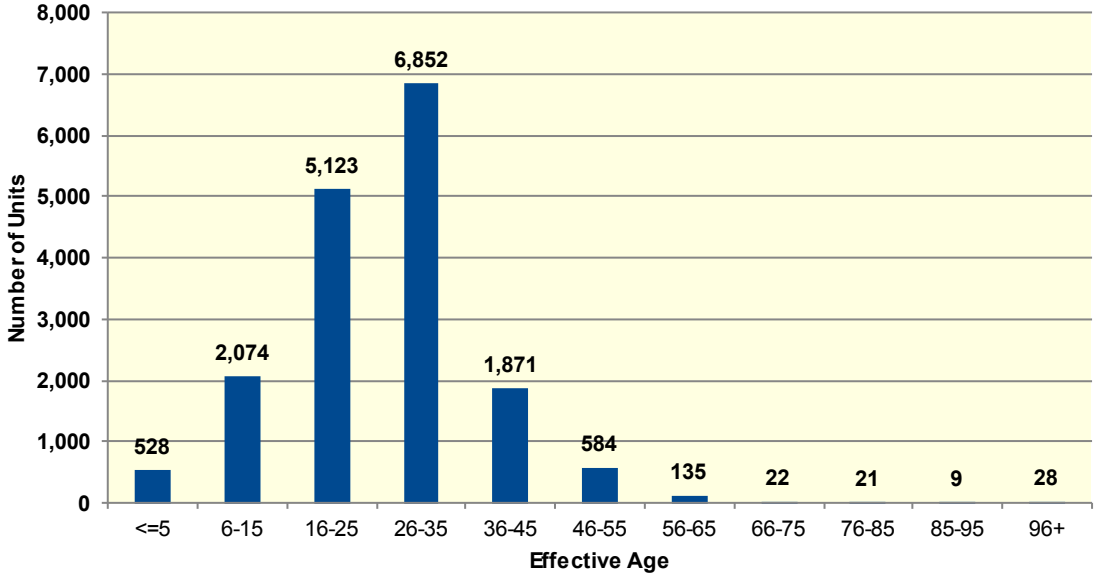
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	1,571	65	0	222	0	1,858
1940 - 1959	2,050	215	0	107	49	2,421
1960 - 1979	3,479	619	65	116	1,972	6,251
1980 - 1999	2,217	501	85	157	894	3,854
2000- 2009	1,484	278	1	93	296	2,152
> 2010	473	121	0	29	129	752
Total	**11,274**	**1,799**	**151**	**724**	**3,340**	**17,288**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 8.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 8.2
Effective Age of Dwelling
Fremont County
Assessor Data: May 2017



By comparing Diagram 8.1 with Diagram 8.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 8.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 4 apartment units and another 112 single-family units.

Table 8.3
Effective Age of Dwelling
Fremont County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	323	108	0	18	81	530
6 - 25	5,079	859	138	285	852	7,213
26 - 45	5,760	828	13	408	1,735	8,744
46 - 65	47	4	0	3	666	720
66 or More	65	0	0	10	6	81
Total	**11,274**	**1,799**	**151**	**724**	**3,340**	**17,288**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[17]

Overall, 35.4 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 6,135 dwelling units, as noted in Table 8.4, below. As shown, 2.2 percent of units were of good quality, 0.3 percent were of very good quality, and 0.0 percent were of excellent quality, representing 388, 46, and 6 units, respectively.

Table 8.4
Quality of Materials and Workmanship Used In Construction
Fremont County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	807	24	0	465	605	1,901
Fair	5,782	822	121	134	1,953	8,812
Average	4,263	951	27	124	770	6,135
Good	372	2	3	1	10	388
Very Good	44	0	0	0	2	46
Excellent	6	0	0	0	0	6
Total	**11,274**	**1,799**	**151**	**724**	**3,340**	**17,288**

Over 37.8 percent of single-family homes, or 4,263 units, and 52.8 percent of apartment units, or 951 units, were constructed with average materials and workmanship. More than 51.2 percent of single-family homes, or 5,782 units, and 58.4 percent of manufactured homes, or 1,953 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 1,901 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 8.5, below, presents this information for single-family homes.[18] More than 37.4 percent of the single-family units with the lowest quality rating were built before 1940, and another 240 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[17] Data describing these specific details are presented in the tables contained in Appendix A.
[18] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 134 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 8.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Fremont County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	302	981	278	9	1	0	1,571
1940 - 1959	240	1,462	345	3	0	0	2,050
1960 - 1979	151	1,835	1,457	33	3	0	3,479
1980 - 1999	82	852	1,168	104	11	0	2,217
2000 – 2009	22	528	750	163	19	2	1,484
>2010	10	124	265	60	10	4	473
Total	**807**	**5,782**	**4,263**	**372**	**44**	**6**	**11,274**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 79.5 percent of all homes, or 13,760 units, can be classed as being in average or good physical condition, 1,126 units are in very good condition and 585 units are in excellent condition. However, 2.4 percent, or 417 units, are in poor and additional 8.0 percent, or 1,400 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 5.8 percent of single-family homes, 4.6 percent of apartment units, and 27.8 percent of manufactured homes are in unsuitable condition. This represents 661 single-family units, 83 apartments, and another 930 manufactured homes. These data are presented in Table 8.6, on the following page.

Table 8.6
Physical Condition of Dwelling Units
Fremont County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	116	6	0	9	286	417
Fair	545	77	0	134	644	1,400
Average	7,094	987	132	395	1,792	10,400
Good	2,235	589	19	115	402	3,360
Very Good	895	64	0	47	120	1,126
Excellent	389	76	0	24	96	585
Total	**11,274**	**1,799**	**151**	**724**	**3,340**	**17,288**

The physical condition ratings of the 11,274 single-family homes in Fremont County have been further partitioned by quality designations and are presented in Table 8.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 29 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 8.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Fremont County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	81	35	0	0	0	0	116
Fair	174	342	29	0	0	0	545
Average	524	4,179	2,308	74	8	1	7,094
Good	21	961	1,169	81	3	0	2,235
Very Good	4	178	548	145	19	1	895
Excellent	3	87	209	72	14	4	389
Total	**807**	**5,782**	**6,135**	**388**	**46**	**6**	**11,274**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 6,589 single-family homes built with substandard materials or workmanship. A total of 632 housing units built with substandard quality, or 5.6 percent of single-family homes, have ended up in poor or fair condition. Another 41.7 percent, or 4,703 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 807 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 17 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 8.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 8.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Fremont County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	46	79	177	0	0	0	302
1940 - 1959	26	56	158	0	0	0	240
1960 - 1979	6	25	114	6	0	0	151
1980 - 1999	3	14	56	9	0	0	82
2000 - 2009	0	0	12	5	4	1	22
>2010	0	0	7	1	0	2	10
Total	**81**	**174**	**524**	**21**	**4**	**3**	**807**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 8.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,522.6 square feet. However, homes with a finished basement tended had an average size of 1,747.8 square feet. Apartment units without a basement were much smaller, at 937.8 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 584.0 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,006.1 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 8.9 Average Floor Area by Dwelling Type Fremont County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,522.6	1,747.8
Apartment	937.8	1,070.6
All Other	584.0	693.9
Manufactured Home	1,006.1	1,008.0
Average	**1,350.4**	**1,583.0**

Table 8.10, below, indicates the type of roof in dwelling units. A majority, 93.7 percent of single-family homes, had hip and/or gable roofs.

Table 8.10 Type of Roof in Dwelling Units Fremont County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	38	201	16	1	80	336
Gable	9,847	1,265	127	664	1,826	13,729
Hip/Gable	722	224	0	5	3	954
Gambrel	81	0	0	16	1	98
Irregular	49	0	2	14	1,417	1,482
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	147	69	4	10	11	241
Steel Frame	0	0	0	0	0	0
Total	**11,274**	**1,799**	**151**	**724**	**3,340**	**17,288**

Table 8.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 82 percent of all single-family homes had either one or two bathrooms. Another 42.4 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 8.11 Number of Bathrooms per Dwelling Unit Fremont County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	95	0	0	194	303	592
1	3,799	16	125	123	1,669	5,732
2	5,537	362	25	61	1,343	7,328
3	1,383	49	1	50	20	1,503
4	247	259	0	29	4	539
5	51	41	0	16	1	109
6	29	44	0	17	0	90
Missing	133	1,028	0	234	0	1,395.0
Total	**11,274**	**1,799**	**151**	**724**	**3,340**	**17,288**

Table 8.12, below, shows the primary types of exterior walls used in the dwelling units. Over 3,772 single-family homes had frame siding and 236 manufactured homes had metal siding.

Table 8.12
Exterior Wall of Dwelling Units
Fremont County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	3,499	570	44	1	2	4,116
Frame Siding	3,772	683	30	0	0	4,485
Frame Stucco	342	96	0	0	0	438
Frame Vinyl	1,559	279	43	0	0	1,881
Lap Siding	0	0	0	0	570	570
Masonry	152	76	0	0	0	228
Metal Siding	0	0	0	0	236	236
Pine	22	0	0	661	0	683
All Other	1,928	95	34	62	2,532	4,651
Total	**11,274**	**1,799**	**151**	**724**	**3,340**	**17,288**

SUMMARY

There are a total of 17,288 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 17,288 dwelling units, 11,274 were single-family homes. More than 7.1 percent of these, or 807 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 255 homes are currently in unsuitable condition. On the other hand, 29 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: GOSHEN COUNTY

GOSHEN COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 5,766 residential parcels for Goshen County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 5,773 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 4,634 are single-family homes, 138 are apartment units, which include duplexes or tri-plexes, 51 are townhomes or condos, 14 are other units such as cabins and mixed retail with residential units, and 936 are manufactured homes, as noted in Table 9.1, below.

Table 9.1
Total Residential Units by Type of Unit
Goshen County
Assessor Data, May 2017

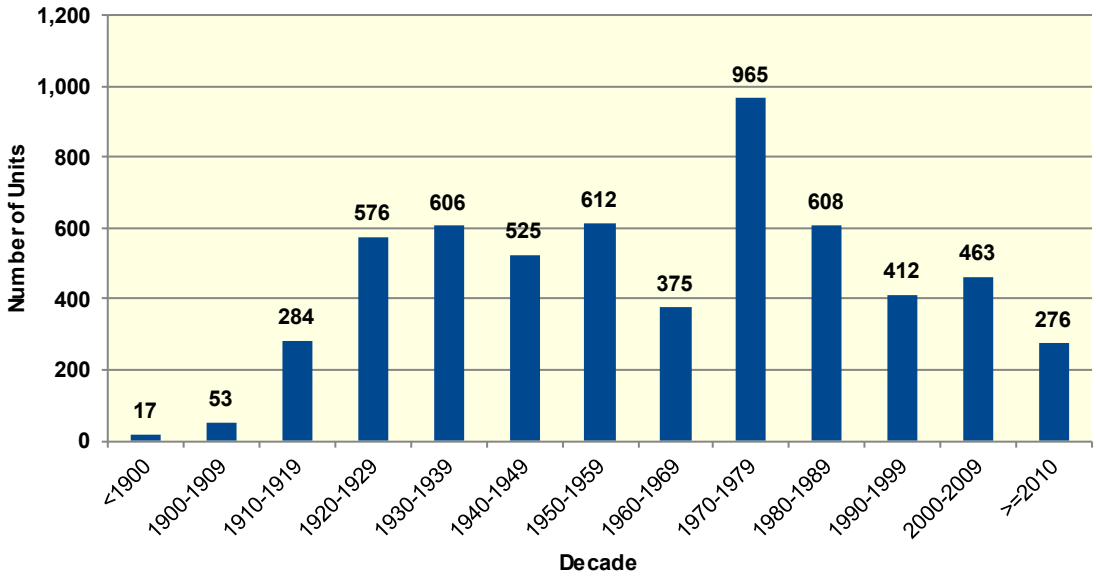
Housing Type	Total Parcels	Total Units
Single-Family	4,634	4,634
Apartment	131	138
Townhome or Condo	51	51
All Other units	14	14
Manufactured Home	936	936
Total	**5,766**	**5,773**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 965 units were built, as seen in Diagram 9.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 608 units were built during the 1980s, and 412 units were built during the 1990s.

Diagram 9.1
Existing Housing Units Built by Decade
Goshen County
May 2017



Between 2000 and 2009, there were 463 units added to the Goshen housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 276 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 5,773 units found in the CAMA system, 26.6 percent were built prior to 1940, 19.6 percent were built between 1940 and 1959, and 23.2 percent were constructed between 1960 and 1979, as seen in Table 9.2, below. These data imply that 3,122 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

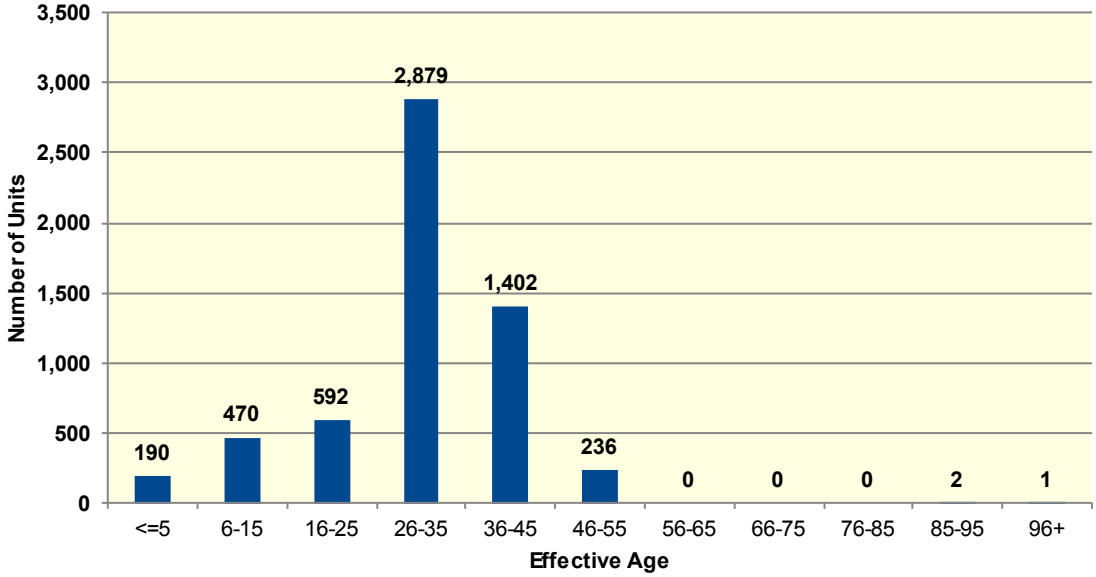
Table 9.2 Era of Construction Goshen County Assessor Data, May 2017						
Era of Construction	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
< 1940	1,523	10	0	3	0	1,536
1940 - 1959	1,103	16	0	2	16	1,137
1960 - 1979	828	14	12	0	486	1,340
1980 - 1999	628	30	35	1	326	1,020
2000- 2009	337	52	0	7	68	464
> 2010	215	16	4	1	40	276
Total	**4,634**	**138**	**51**	**14**	**936**	**5,773**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 9.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 9.2
Effective Age of Dwelling
Goshen County
Assessor Data: May 2017



By comparing Diagram 9.1 with Diagram 9.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 9.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 0 apartment units and another 169 single-family units.

Table 9.3
Effective Age of Dwelling
Goshen County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	153	10	0	0	27	190
6 - 25	726	76	6	11	244	1,063
26 - 45	3,586	52	45	2	596	4,281
46 - 65	167	0	0	0	69	236
66 or More	2	0	0	1	0	3
Total	**4,634**	**138**	**51**	**14**	**936**	**5,773**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[19]

Overall, 33.7 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 1,949 dwelling units, as noted in Table 9.4, below. As shown, 0.6 percent of units were of good quality, representing 37 units.

Table 9.4
Quality of Materials and Workmanship Used In Construction
Goshen County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	75	0	0	0	88	163
Fair	2,749	42	12	10	810	3,623
Average	1,772	96	39	4	38	1,949
Good	37	0	0	0	0	37
Very Good	1	0	0	0	0	1
Excellent	0	0	0	0	0	0
Total	**4,634**	**138**	**51**	**14**	**936**	**5,773**

Over 38.2 percent of single-family homes, or 1,772 units, and 69.5 percent of apartment units, or 96 units, were constructed with average materials and workmanship. More than 59.3 percent of single-family homes, or 2,749 units, and 86.5 percent of manufactured homes, or 810 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 163 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 9.5, below, presents this information for single-family homes.[20] More than 65.3 percent of the single-family units with the lowest quality rating were built before 1940, and another 17 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[19] Data describing these specific details are presented in the tables contained in Appendix A.
[20] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 104 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 9.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Goshen County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	49	1,162	311	1	0	0	1,523
1940 - 1959	17	794	292	0	0	0	1,103
1960 - 1979	7	384	436	1	0	0	828
1980 - 1999	1	176	437	13	1	0	628
2000 – 2009	1	129	190	17	0	0	337
>2010	0	104	106	5	0	0	215
Total	**75**	**2,749**	**1,772**	**37**	**1**	**0**	**4,634**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 69.2 percent of all homes, or 3,996 units, can be classed as being in average or good physical condition. However, 5.1 percent, or 295 units, are in poor and additional 25.6 percent, or 1,480 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 26.7 percent of single-family homes, 10.1 percent of apartment units, and 54.9 percent of manufactured homes are in unsuitable condition. This represents 1,241 single-family units, 14 apartments, and another 514 manufactured homes. These data are presented in Table 9.6, on the following page.

Table 9.6
Physical Condition of Dwelling Units
Goshen County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	173	0	0	0	122	295
Fair	1,068	14	0	6	392	1,480
Average	3,088	80	51	8	421	3,648
Good	303	44	0	0	1	348
Very Good	0	0	0	0	0	0
Excellent	0	0	0	0	0	0
Total	**4,634**	**138**	**51**	**14**	**936**	**5,773**

The physical condition ratings of the 4,634 single-family homes in Goshen County have been further partitioned by quality designations and are presented in Table 9.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 84 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 9.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Goshen County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	61	109	3	0	0	0	173
Fair	14	973	81	0	0	0	1,068
Average	0	1,663	1,422	3	0	0	3,088
Good	0	2	266	34	1	0	303
Very Good	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0
Total	**75**	**2,749**	**1,949**	**37**	**1**	**0**	**4,634**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 2,824 single-family homes built with substandard materials or workmanship. A total of 1,157 housing units built with substandard quality, or 24.9 percent of single-family homes, have ended up in poor or fair condition. Another 35.8 percent, or 1,663 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 75 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 2 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 9.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 9.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Goshen County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	41	8	0	0	0	0	49
1940 - 1959	14	3	0	0	0	0	17
1960 - 1979	4	3	0	0	0	0	7
1980 - 1999	1	0	0	0	0	0	1
2000 - 2009	1	0	0	0	0	0	1
>2010	0	0	0	0	0	0	0
Total	**61**	**14**	**0**	**0**	**0**	**0**	**75**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 9.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,411.1 square feet. However, homes with a finished basement tended had an average size of 1,830.0 square feet. Apartment units without a basement were much smaller, at 1,227.6 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 410.2 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,103.8 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 9.9 Average Floor Area by Dwelling Type Goshen County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,411.1	1,830.0
Apartment	1,227.6	1,684.9
All Other	410.2	513.9
Manufactured Home	1,103.8	1,120.1
Average	**1,353.5**	**1,707.8**

Table 9.10, below, indicates the type of roof in dwelling units. A majority, 87.6 percent of single-family homes, had hip and/or gable roofs.

Table 9.10 Type of Roof in Dwelling Units Goshen County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	38	2	0	1	377	418
Gable	3,445	76	49	10	494	4,074
Hip/Gable	617	33	2	0	14	666
Gambrel	26	0	0	1	0	27
Irregular	3	0	0	0	1	4
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	9	0	0	2	1	12
Steel Frame	0	0	0	0	0	0
Total	**4,634**	**138**	**51**	**14**	**936**	**5,773**

Table 9.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 85 percent of all single-family homes had either one or two bathrooms. Another 37.0 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 9.11 Number of Bathrooms per Dwelling Unit Goshen County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	43	0	0	2	77	122
1	2,089	17	27	5	683	2,821
2	1,870	83	17	3	164	2,137
3	430	28	7	3	11	479
4	139	10	0	0	1	150
5	28	0	0	0	0	28
6	22	0	0	1	0	23
Missing	13	0	0	0	0	13.0
Total	**4,634**	**138**	**51**	**14**	**936**	**5,773**

Table 9.12, below, shows the primary types of exterior walls used in the dwelling units. Over 1,153 single-family homes had frame siding and 408 manufactured homes had metal siding.

Table 9.12
Exterior Wall of Dwelling Units
Goshen County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	269	4	0	0	0	273
Frame Siding	1,153	90	22	0	0	1,265
Frame Stucco	939	20	4	0	0	963
Frame Vinyl	442	3	2	0	0	447
Lap Siding	0	0	0	0	195	195
Masonry	398	8	18	0	0	424
Metal Siding	0	0	0	0	408	408
Pine	0	0	0	5	0	5
All Other	1,433	13	5	9	333	1,793
Total	**4,634**	**138**	**51**	**14**	**936**	**5,773**

SUMMARY

There are a total of 5,773 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 5,773 dwelling units, 4,634 were single-family homes. More than 1.6 percent of these, or 75 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 75 homes are currently in unsuitable condition. On the other hand, 84 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: HOT SPRINGS COUNTY

HOT SPRINGS COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 2,436 residential parcels for Hot Springs County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 2,470 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 1,725 are single-family homes, 66 are apartment units, which include duplexes or tri-plexes, 5 are townhomes or condos, 110 are other units such as cabins and mixed retail with residential units, and 564 are manufactured homes, as noted in Table 10.1, below.

Table 10.1
Total Residential Units by Type of Unit
Hot Springs County
Assessor Data, May 2017

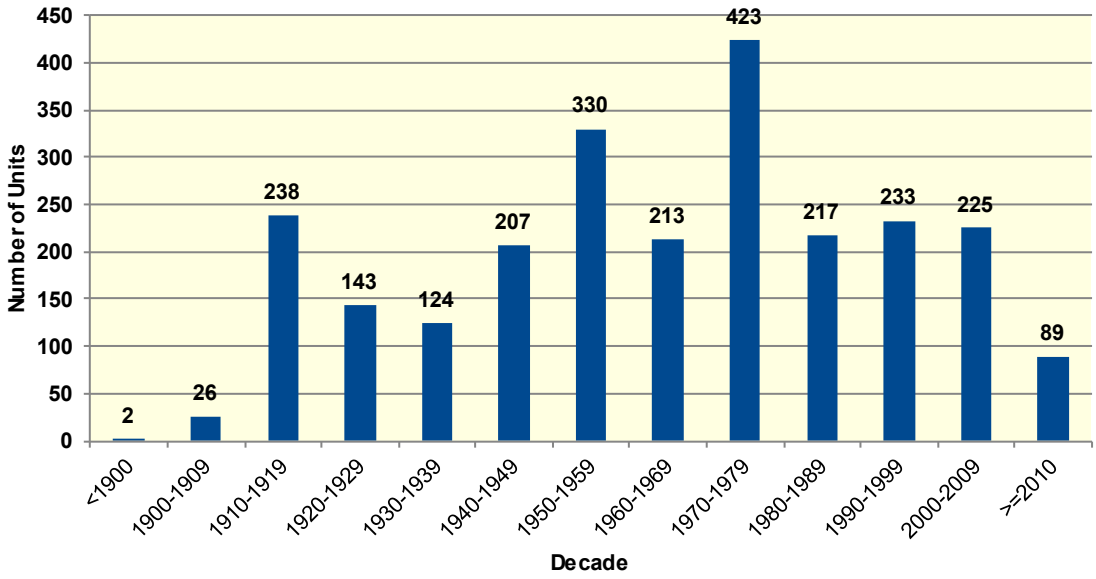
Housing Type	Total Parcels	Total Units
Single-Family	1,725	1,725
Apartment	32	66
Townhome or Condo	5	5
All Other units	110	110
Manufactured Home	564	564
Total	**2,436**	**2,470**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 423 units were built, as seen in Diagram 10.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 217 units were built during the 1980s, and 233 units were built during the 1990s.

Diagram 10.1
Existing Housing Units Built by Decade
Hot Springs County
Assessor Data, May 2017



Between 2000 and 2009, there were 225 units added to the Hot Springs housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 89 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 2,470 units found in the CAMA system, 21.5 percent were built prior to 1940, 21.7 percent were built between 1940 and 1959, and 25.7 percent were constructed between 1960 and 1979, as seen in Table 10.2, below. These data imply that 1,303 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 10.2
Era of Construction
Hot Springs County
Assessor Data, May 2017

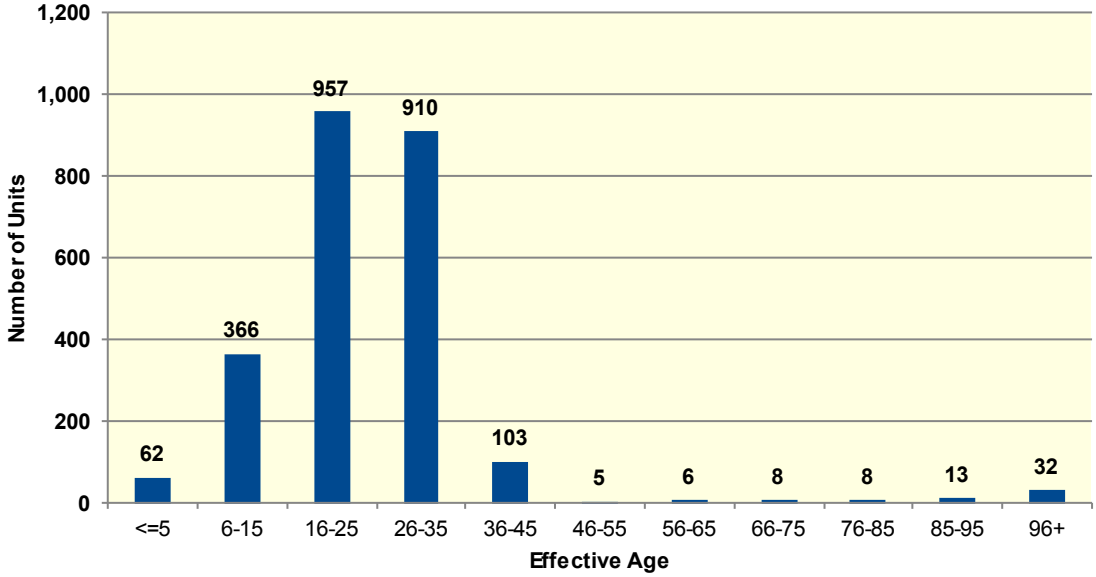
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	475	17	0	41	0	533
1940 - 1959	489	25	0	16	7	537
1960 - 1979	360	18	0	10	248	636
1980 - 1999	199	2	5	21	223	450
2000- 2009	135	2	0	17	71	225
> 2010	67	2	0	5	15	89
Total	**1,725**	**66**	**5**	**110**	**564**	**2,470**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 10.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 10.2
Effective Age of Dwelling
Hot Springs County
Assessor Data: May 2017



By comparing Diagram 10.1 with Diagram 10.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 10.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 2 apartment units and another 53 single-family units.

Table 10.3
Effective Age of Dwelling
Hot Springs County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	48	2	0	4	8	62
6 - 25	739	7	5	30	542	1,323
26 - 45	885	55	0	64	9	1,013
46 - 65	6	0	0	0	5	11
66 or More	47	2	0	12	0	61
Total	**1,725**	**66**	**5**	**110**	**564**	**2,470**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[21]

Overall, 29.9 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 739 dwelling units, as noted in Table 10.4, below. As shown, 6.8 percent of units were of good quality, 0.4 percent were of very good quality, and less than 0.1 percent were of excellent quality, representing 169, 11, and 1 unit, respectively.

Table 10.4
Quality of Materials and Workmanship Used In Construction
Hot Springs County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	240	23	0	86	33	382
Fair	810	34	0	11	313	1,168
Average	579	9	5	12	134	739
Good	85	0	0	1	83	169
Very Good	10	0	0	0	1	11
Excellent	1	0	0	0	0	1
Total	**1,725**	**66**	**5**	**110**	**564**	**2,470**

Over 33.5 percent of single-family homes, or 579 units, and 13.6 percent of apartment units, or 9 units, were constructed with average materials and workmanship. More than 46.9 percent of single-family homes, or 810 units, and 55.4 percent of manufactured homes, or 313 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 382 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 10.5, below, presents this information for single-family homes.[22] More than 58.7 percent of the single-family units with the lowest quality rating were built before 1940, and another 68 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-

[21] Data describing these specific details are presented in the tables contained in Appendix A.
[22] The total includes 2 parcels that lacked a quality of materials designation.

effective rehabilitation. Furthermore, the development of such low or fair quality units still continues today, with 7 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 10.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Hot Springs County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	141	252	75	7	0	0	475
1940 - 1959	68	348	71	2	0	0	489
1960 - 1979	18	133	198	10	1	0	360
1980 - 1999	9	55	97	32	6	0	199
2000 – 2009	3	16	92	21	2	1	135
>2010	1	6	46	13	1	0	67
Total	**240**	**810**	**579**	**85**	**10**	**1**	**1,725**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 62.8 percent of all homes, or 1,552 units, can be classed as being in average or good physical condition, 152 units are in very good condition and 66 units are in excellent condition. However, 8.5 percent, or 211 units, are in poor and additional 19.7 percent, or 489 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 24.4 percent of single-family homes, 37.8 percent of apartment units, and 36.5 percent of manufactured homes are in unsuitable condition. This represents 421 single-family units, 25 apartments, and another 206 manufactured homes. These data are presented in Table 10.6, on the following page.

Table 10.6 Physical Condition of Dwelling Units Hot Springs County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	132	6	0	27	46	211
Fair	289	19	0	21	160	489
Average	530	32	0	34	178	774
Good	598	5	5	20	150	778
Very Good	120	2	0	4	26	152
Excellent	56	2	0	4	4	66
Total	**1,725**	**66**	**5**	**110**	**564**	**2,470**

The physical condition ratings of the 1,725 single-family homes in Hot Springs County have been further partitioned by quality designations and are presented in Table 10.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 26 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 10.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Hot Springs County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	69	58	4	1	0	0	132
Fair	90	174	22	3	0	0	289
Average	67	308	145	10	0	0	530
Good	13	243	290	44	8	0	598
Very Good	0	22	79	16	2	1	120
Excellent	1	5	39	11	0	0	56
Total	**240**	**810**	**739**	**169**	**11**	**1**	**1,725**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 1,050 single-family homes built with substandard materials or workmanship. A total of 391 housing units built with substandard quality, or 22.6 percent of single-family homes, have ended up in poor or fair condition. Another 21.7 percent, or 375 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 240 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 4 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 10.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 10.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Hot Springs County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	50	53	34	4	0	0	141
1940 - 1959	18	26	22	2	0	0	68
1960 - 1979	1	7	8	2	0	0	18
1980 - 1999	0	4	2	3	0	0	9
2000 - 2009	0	0	1	2	0	0	3
>2010	0	0	0	0	0	1	1
Total	**69**	**90**	**67**	**13**	**0**	**1**	**240**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

SELECTED CHARACTERISTICS

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 10.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,397.8 square feet. However, homes with a finished basement tended had an average size of 1,719.7 square feet. Apartment units without a basement were much smaller, at 789.8 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 470.7 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,173.3 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 10.9 Average Floor Area by Dwelling Type Hot Springs County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,397.8	1,719.7
Apartment	789.8	858.0
All Other	470.7	512.8
Manufactured Home	1,173.3	1,176.7
Average	**1,302.2**	**1,546.6**

Table 10.10, below, indicates the type of roof in dwelling units. A majority, 89.3 percent of single-family homes, had hip and/or gable roofs.

Table 10.10 Type of Roof in Dwelling Units Hot Springs County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	26	3	0	1	175	205
Gable	1,272	49	5	103	384	1,813
Hip/Gable	270	6	0	3	0	279
Gambrel	11	0	0	1	0	12
Irregular	8	0	0	1	0	9
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	6	2	0	1	0	9
Steel Frame	0	0	0	0	0	0
Total	**1,725**	**66**	**5**	**110**	**564**	**2,470**

Table 10.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 82 percent of all single-family homes had either one or two bathrooms. Another 43.4 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 10.11 Number of Bathrooms per Dwelling Unit Hot Springs County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	21	0	5	85	14	125
1	626	6	0	9	272	913
2	781	25	0	11	253	1,070
3	241	2	0	4	15	262
4	35	20	0	0	10	65
5	11	9	0	1	0	21
6	2	2	0	0	0	4
Missing	8	2	0	0	0	10.0
Total	**1,725**	**66**	**5**	**110**	**564**	**2,470**

Table 10.12, below, shows the primary types of exterior walls used in the dwelling units. Over 112 single-family homes had frame siding and 203 manufactured homes had metal siding.

Table 10.12
Exterior Wall of Dwelling Units
Hot Springs County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	3	0	0	0	0	3
Frame Siding	112	7	0	0	0	119
Frame Stucco	43	2	0	0	0	45
Frame Vinyl	166	12	0	0	0	178
Lap Siding	0	0	0	0	141	141
Masonry	19	0	0	0	0	19
Metal Siding	0	0	0	0	203	203
Pine	2	0	0	80	0	82
All Other	1,380	45	5	30	220	1,680
Total	**1,725**	**66**	**5**	**110**	**564**	**2,470**

SUMMARY

There are a total of 2,470 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 2,470 dwelling units, 1,725 were single-family homes. More than 13.9 percent of these, or 240 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 159 homes are currently in unsuitable condition. On the other hand, 30 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: JOHNSON COUNTY

JOHNSON COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 4,598 residential parcels for Johnson County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 4,796 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 3,313 are single-family homes, 308 are apartment units, which include duplexes or tri-plexes, 70 are townhomes or condos, 333 are other units such as cabins and mixed retail with residential units, and 772 are manufactured homes, as noted in Table 11.1, below.

Table 11.1
Total Residential Units by Type of Unit
Johnson County
Assessor Data, May 2017

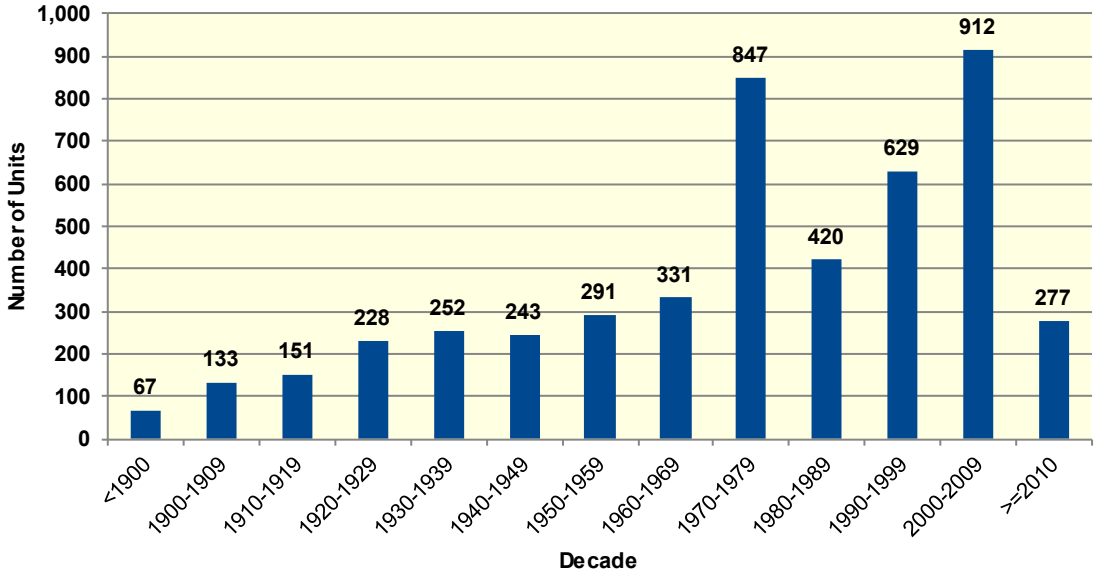
Housing Type	Total Parcels	Total Units
Single-Family	3,313	3,313
Apartment	110	308
Townhome or Condo	70	70
All Other units	333	333
Manufactured Home	772	772
Total	**4,598**	**4,796**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 847 units were built, as seen in Diagram 11.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 420 units were built during the 1980s, and 629 units were built during the 1990s.

Diagram 11.1
Existing Housing Units Built by Decade
Johnson County
Assessor Data, May 2017



Between 2000 and 2009, there were 912 units added to the Johnson housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 277 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 4,796 units found in the CAMA system, 17.3 percent were built prior to 1940, 11.2 percent were built between 1940 and 1959, and 24.5 percent were constructed between 1960 and 1979, as seen in Table 11.2, below. These data imply that 1,910 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 11.2
Era of Construction
Johnson County
Assessor Data, May 2017

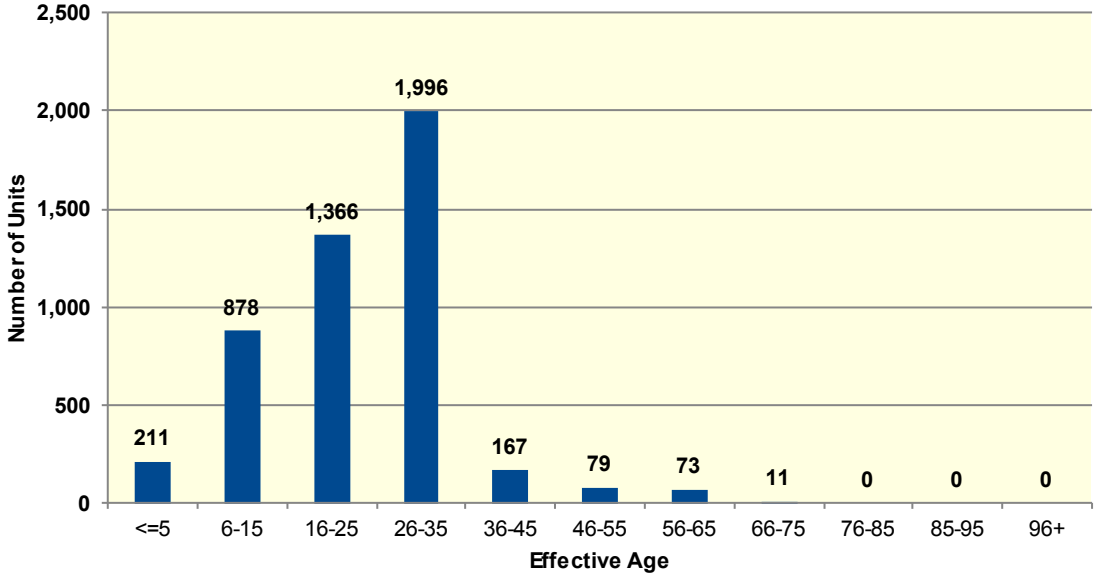
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	699	22	11	101	0	833
1940 - 1959	427	33	4	44	30	538
1960 - 1979	626	117	8	70	357	1,178
1980 - 1999	687	39	30	47	248	1,051
2000- 2009	664	87	17	43	106	917
> 2010	210	10	0	28	31	279
Total	**3,313**	**308**	**70**	**333**	**772**	**4,796**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 11.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 11.2
Effective Age of Dwelling
Johnson County
Assessor Data: May 2017



By comparing Diagram 11.1 with Diagram 11.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 11.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 7 apartment units and another 47 single-family units.

Table 11.3
Effective Age of Dwelling
Johnson County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	157	8	0	23	25	213
6 - 25	1,477	123	57	90	508	2,255
26 - 45	1,632	170	13	208	142	2,165
46 - 65	46	7	0	12	87	152
66 or More	1	0	0	0	10	11
Total	**3,313**	**308**	**70**	**333**	**772**	**4,796**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[23]

Overall, 53.1 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 2,550 dwelling units, as noted in Table 11.4, below. As shown, 9.5 percent of units were of good quality, 0.8 percent were of very good quality, and 0.1 percent were of excellent quality, representing 457, 41, and 5 units, respectively.

Table 11.4
Quality of Materials and Workmanship Used In Construction
Johnson County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	78	0	0	23	76	177
Fair	905	19	0	120	522	1,566
Average	1,912	272	16	180	170	2,550
Good	372	17	54	10	4	457
Very Good	41	0	0	0	0	41
Excellent	5	0	0	0	0	5
Total	**3,313**	**308**	**70**	**333**	**772**	**4,796**

Over 57.7 percent of single-family homes, or 1,912 units, and 88.3 percent of apartment units, or 272 units, were constructed with average materials and workmanship. More than 27.3 percent of single-family homes, or 905 units, and 67.6 percent of manufactured homes, or 522 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 177 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 11.5, below, presents this information for single-family homes.[24] More than 60.2 percent of the single-family units with the lowest quality rating were built before 1940, and another 8 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still continues

[23] Data describing these specific details are presented in the tables contained in Appendix A.
[24] The total includes 2 parcels that lacked a quality of materials designation.

today, with 31 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 11.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Johnson County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	47	272	358	20	2	0	699
1940 - 1959	8	166	241	10	2	0	427
1960 - 1979	5	128	443	47	3	0	626
1980 - 1999	6	160	389	120	8	4	687
2000 – 2009	7	153	353	133	18	0	664
>2010	5	26	128	42	8	1	210
Total	**78**	**905**	**1,912**	**372**	**41**	**5**	**3,313**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 75.4 percent of all homes, or 3,617 units, can be classed as being in average or good physical condition, 38 units are in very good condition and 16 units are in excellent condition. However, 4.2 percent, or 202 units, are in poor and additional 19.2 percent, or 923 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 19.4 percent of single-family homes, 6.8 percent of apartment units, and 44.9 percent of manufactured homes are in unsuitable condition. This represents 644 single-family units, 21 apartments, and another 347 manufactured homes. These data are presented in Table 11.6, on the following page.

Table 11.6
Physical Condition of Dwelling Units
Johnson County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	63	7	0	18	114	202
Fair	581	14	0	95	233	923
Average	1,569	207	34	167	354	2,331
Good	1,065	80	17	53	71	1,286
Very Good	34	0	4	0	0	38
Excellent	1	0	15	0	0	16
Total	**3,313**	**308**	**70**	**333**	**772**	**4,796**

The physical condition ratings of the 3,313 single-family homes in Johnson County have been further partitioned by quality designations and are presented in Table 11.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 132 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 11.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Johnson County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	26	33	4	0	0	0	63
Fair	33	420	128	0	0	0	581
Average	15	386	1,087	74	5	2	1,569
Good	4	65	690	284	21	1	1,065
Very Good	0	1	3	14	14	2	34
Excellent	0	0	0	0	1	0	1
Total	**78**	**905**	**2,550**	**457**	**41**	**5**	**3,313**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 983 single-family homes built with substandard materials or workmanship. A total of 512 housing units built with substandard quality, or 15.4 percent of single-family homes, have ended up in poor or fair condition. Another 12.1 percent, or 401 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 78 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 5 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 11.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 11.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Johnson County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	20	22	5	0	0	0	47
1940 - 1959	4	4	0	0	0	0	8
1960 - 1979	1	3	1	0	0	0	5
1980 - 1999	0	2	4	0	0	0	6
2000 - 2009	1	2	4	0	0	0	7
>2010	0	0	1	4	0	0	5
Total	**26**	**33**	**15**	**4**	**0**	**0**	**78**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 11.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,586.0 square feet. However, homes with a finished basement tended had an average size of 1,906.3 square feet. Apartment units without a basement were much smaller, at 1,177.2 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 610.9 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,066.2 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 11.9 Average Floor Area by Dwelling Type Johnson County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,586.0	1,906.3
Apartment	1,177.2	1,328.7
All Other	610.9	637.8
Manufactured Home	1,066.2	1,105.7
Average	**1,579.8**	**1,874.3**

Table 11.10, below, indicates the type of roof in dwelling units. A majority, 90.0 percent of single-family homes, had hip and/or gable roofs.

Table 11.10 Type of Roof in Dwelling Units Johnson County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	29	42	6	0	337	414
Gable	2,788	230	54	321	426	3,819
Hip/Gable	190	11	4	3	1	209
Gambrel	20	0	1	2	0	23
Irregular	14	0	0	1	4	19
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	9	0	0	4	2	15
Steel Frame	0	0	0	0	0	0
Total	**3,313**	**308**	**70**	**333**	**772**	**4,796**

Table 11.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 75 percent of all single-family homes had either one or two bathrooms. Another 39.1 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 11.11 Number of Bathrooms per Dwelling Unit Johnson County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	102	33	0	221	83	439
1	912	12	14	50	348	1,336
2	1,519	50	5	26	276	1,876
3	518	5	2	8	26	559
4	98	60	4	9	7	178
5	55	14	0	2	20	91
6	33	26	0	2	5	66
Missing	76	108	45	15	7	251.0
Total	**3,313**	**308**	**70**	**333**	**772**	**4,796**

Table 11.12, below, shows the primary types of exterior walls used in the dwelling units. Over 851 single-family homes had frame siding and 114 manufactured homes had metal siding.

Table 11.12
Exterior Wall of Dwelling Units
Johnson County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	724	41	1	0	0	766
Frame Siding	851	35	13	0	1	900
Frame Stucco	164	59	0	0	0	223
Frame Vinyl	401	64	19	0	0	484
Lap Siding	0	0	0	0	185	185
Masonry	51	23	3	0	0	77
Metal Siding	0	0	0	0	114	114
Pine	9	0	0	291	0	300
All Other	1,113	86	34	42	472	1,747
Total	**3,313**	**308**	**70**	**333**	**772**	**4,796**

SUMMARY

There are a total of 4,796 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 4,796 dwelling units, 3,313 were single-family homes. More than 2.3 percent of these, or 78 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 59 homes are currently in unsuitable condition. On the other hand, 132 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: LARAMIE COUNTY

LARAMIE COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 37,665 residential parcels for Laramie County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 41,943 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 28,072 are single-family homes, 5,036 are apartment units, which include duplexes or tri-plexes, 5,208 are townhomes or condos, 48 are other units such as cabins and mixed retail with residential units, and 3,579 are manufactured homes, as noted in Table 12.1, below.

Table 12.1
Total Residential Units by Type of Unit
Laramie County
Assessor Data, May 2017

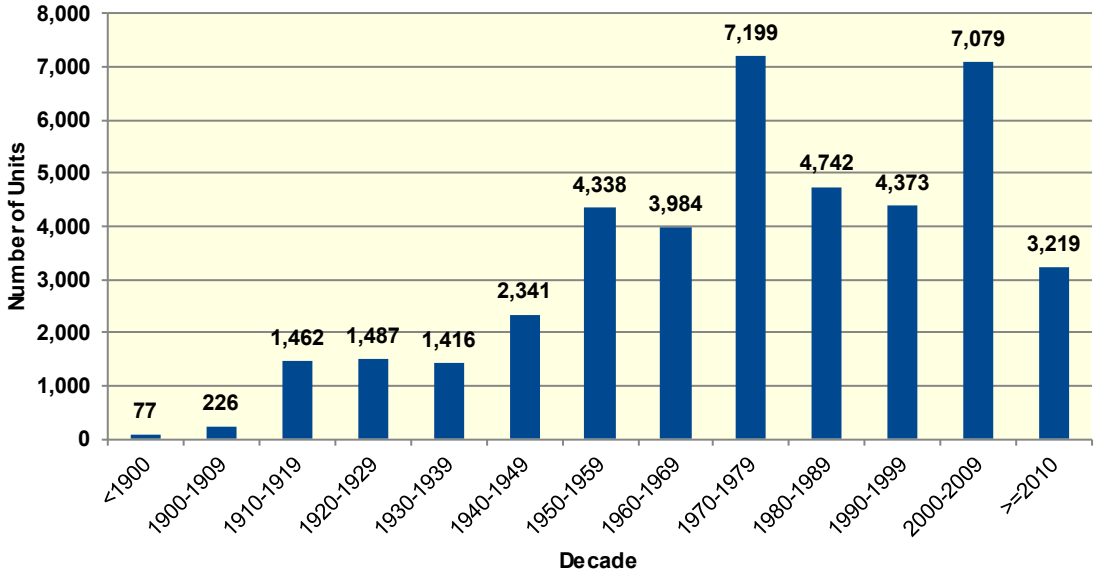
Housing Type	Total Parcels	Total Units
Single-Family	28,072	28,072
Apartment	758	5,036
Townhome or Condo	5,208	5,208
All Other units	48	48
Manufactured Home	3,579	3,579
Total	**37,665**	**41,943**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 7,199 units were built, as seen in Diagram 12.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 4,742 units were built during the 1980s, and 4,373 units were built during the 1990s.

Diagram 12.1
Existing Housing Units Built by Decade
Laramie County
Assessor Data, May 2017



Between 2000 and 2009, there were 7,079 units added to the Laramie housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 3,219 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 41,943 units found in the CAMA system, 11.1 percent were built prior to 1940, 15.9 percent were built between 1940 and 1959, and 26.6 percent were constructed between 1960 and 1979, as seen in Table 12.2, below. These data imply that 16,477 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 12.2
Era of Construction
Laramie County
Assessor Data, May 2017

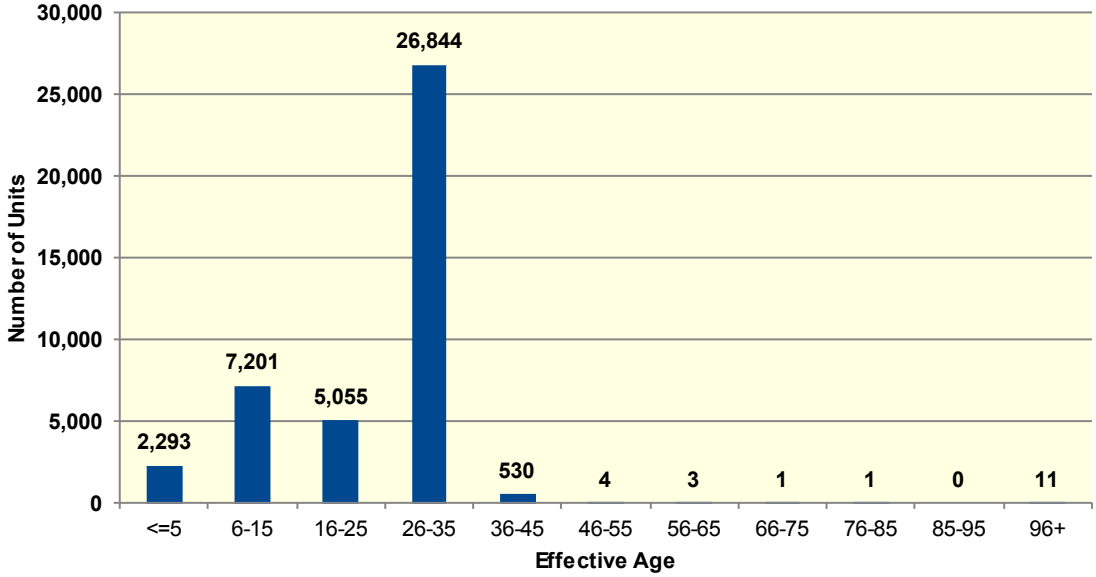
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	4,164	457	42	5	0	4,668
1940 - 1959	5,916	614	116	3	30	6,679
1960 - 1979	6,956	1,674	694	10	1,849	11,183
1980 - 1999	5,323	1,118	1,552	19	1,103	9,115
2000- 2009	4,029	496	2,173	5	376	7,079
> 2010	1,684	677	631	6	221	3,219
Total	**28,072**	**5,036**	**5,208**	**48**	**3,579**	**41,943**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 12.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 12.2
Effective Age of Dwelling
Laramie County
Assessor Data: May 2017



By comparing Diagram 12.1 with Diagram 12.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 12.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 0 apartment units and another 18 single-family units.

Table 12.3
Effective Age of Dwelling
Laramie County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	1,241	397	466	3	186	2,293
6 - 25	7,243	1,334	2,728	15	936	12,256
26 - 45	19,570	3,305	2,014	29	2,456	27,374
46 - 65	6	0	0	0	1	7
66 or More	12	0	0	1	0	13
Total	**28,072**	**5,036**	**5,208**	**48**	**3,579**	**41,943**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[25]

Overall, 35.8 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 15,044 dwelling units, as noted in Table 12.4, below. As shown, 4.4 percent of units were of good quality, 0.3 percent were of very good quality, and less than 0.1 percent were of excellent quality, representing 1,859, 106, and 1 units, respectively.

Table 12.4
Quality of Materials and Workmanship Used In Construction
Laramie County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	2,488	306	1,623	19	391	4,827
Fair	14,734	1,905	1,047	16	2,404	20,106
Average	9,176	2,821	2,253	11	783	15,044
Good	1,567	4	285	2	1	1,859
Very Good	106	0	0	0	0	106
Excellent	1	0	0	0	0	1
Total	**28,072**	**5,036**	**5,208**	**48**	**3,579**	**41,943**

Over 32.6 percent of single-family homes, or 9,176 units, and 56.0 percent of apartment units, or 2,821 units, were constructed with average materials and workmanship. More than 52.4 percent of single-family homes, or 14,734 units, and 67.1 percent of manufactured homes, or 2,404 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 4,827 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 12.5, below, presents this information for single-family homes.[26] More than 26.1 percent of the single-family units with the lowest quality rating were built before 1940, and another 1,204 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not

[25] Data describing these specific details are presented in the tables contained in Appendix A.
[26] The total includes 2 parcels that lacked a quality of materials designation.

allow cost-effective rehabilitation. Furthermore, the development of such low quality units still continues today, with 170 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 12.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Laramie County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	651	2,364	1,070	69	10	0	4,164
1940 - 1959	1,204	4,072	608	31	1	0	5,916
1960 - 1979	435	4,633	1,845	42	1	0	6,956
1980 - 1999	156	2,418	2,257	444	47	1	5,323
2000 – 2009	32	1,087	2,211	658	41	0	4,029
>2010	10	160	1,185	323	6	0	1,684
Total	**2,488**	**14,734**	**9,176**	**1,567**	**106**	**1**	**28,072**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 93.4 percent of all homes, or 39,201 units, can be classed as being in average or good physical condition and 3 units are in very good condition. However, 0.6 percent, or 273 units, are in poor and additional 5.8 percent, or 2,466 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 3.9 percent of single-family homes, 4.8 percent of apartment units, and 38.0 percent of manufactured homes are in unsuitable condition. This represents 1,120 single-family units, 245 apartments, and another 1,363 manufactured homes. These data are presented in Table 12.6, on the following page.

Table 12.6
Physical Condition of Dwelling Units
Laramie County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	91	0	0	2	180	273
Fair	1,029	245	0	9	1,183	2,466
Average	25,806	4,502	4,773	35	2,202	37,318
Good	1,143	289	435	2	14	1,883
Very Good	3	0	0	0	0	3
Excellent	0	0	0	0	0	0
Total	**28,072**	**5,036**	**5,208**	**48**	**3,579**	**41,943**

The physical condition ratings of the 28,072 single-family homes in Laramie County have been further partitioned by quality designations and are presented in Table 12.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 97 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 12.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Laramie County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	47	38	6	0	0	0	91
Fair	368	564	91	6	0	0	1,029
Average	2,069	14,081	8,198	1,361	96	1	25,806
Good	4	51	881	199	8	0	1,143
Very Good	0	0	0	1	2	0	3
Excellent	0	0	0	0	0	0	0
Total	**2,488**	**14,734**	**15,044**	**1,859**	**106**	**1**	**28,072**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 17,222 single-family homes built with substandard materials or workmanship. A total of 1,017 housing units built with substandard quality, or 3.6 percent of single-family homes, have ended up in poor or fair condition. Another 57.5 percent, or 16,150 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 2,488 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 22 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 12.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 12.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Laramie County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	23	162	466	0	0	0	651
1940 - 1959	13	126	1,065	0	0	0	1,204
1960 - 1979	8	61	366	0	0	0	435
1980 - 1999	3	15	138	0	0	0	156
2000 - 2009	0	4	28	0	0	0	32
>2010	0	0	6	4	0	0	10
Total	**47**	**368**	**2,069**	**4**	**0**	**0**	**2,488**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 12.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,465.8 square feet. However, homes with a finished basement tended had an average size of 1,867.1 square feet. Apartment units without a basement were much smaller, at 734.8 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 947.7 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,017.0 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 12.9
Average Floor Area by Dwelling Type
Laramie County
Assessor Data: May 2017

Housing Type	Average Floor Area (Without Basement)	Average Floor Area (With Basement)
Single-Family	1,465.8	1,867.1
Apartment	734.8	986.2
All Other	947.7	1,135.6
Manufactured Home	1,017.0	1,017.0
Average	**1,701.6**	**2,561.3**

Table 12.10, below, indicates the type of roof in dwelling units. A majority, 84.1 percent of single-family homes, had hip and/or gable roofs.

Table 12.10
Type of Roof in Dwelling Units
Laramie County
Assessor Data: May 2017

Roof Type	Single-Family	Apartment	Townhome or Condo	All Other	Manufactured Home	Total
Flat	141	1,096	108	0	1,734	3,079
Gable	20,653	2,544	4,240	36	1,830	29,303
Hip/Gable	2,975	652	391	1	1	4,020
Gambrel	127	21	0	0	1	149
Irregular	471	64	255	8	6	804
Reinforced Crete	2	0	0	0	0	2
Pre-stressed Crete	0	0	0	1	0	1
Shed	32	41	13	2	2	90
Steel Frame	0	0	0	0	0	0
Total	**28,072**	**5,036**	**5,208**	**48**	**3,579**	**41,943**

Table 12.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 80 percent of all single-family homes had either one or two bathrooms. Another 43.1 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 12.11
Number of Bathrooms per Dwelling Unit
Laramie County
Assessor Data: May 2017

Bathrooms	Single-Family	Apartment	Townhome or Condo	All Other	Manufactured Home	Total
None	103	33	3	10	57	206
1	7,447	8	488	18	2,301	10,262
2	15,057	5	1,798	12	1,217	18,089
3	4,754	14	423	5	4	5,200
4	446	1,336	25	1	0	1,808
5	63	96	16	1	0	176
6	56	191	0	0	0	247
Missing	146	3,353	2,455	1	0	5,955.0
Total	**28,072**	**5,036**	**5,208**	**48**	**3,579**	**41,943**

Table 12.12, below, shows the primary types of exterior walls used in the dwelling units. Over 11,087 single-family homes had frame siding and 175 manufactured homes had metal siding.

Table 12.12
Exterior Wall of Dwelling Units
Laramie County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	7,186	480	773	0	0	8,439
Frame Siding	11,087	1,641	995	0	0	13,723
Frame Stucco	403	119	123	0	0	645
Frame Vinyl	3,471	1,631	2,666	0	0	7,768
Lap Siding	0	0	0	0	631	631
Masonry	404	687	102	0	0	1,193
Metal Siding	0	0	0	0	175	175
Pine	4	0	0	16	0	20
All Other	5,517	478	549	32	2,773	9,349
Total	**28,072**	**5,036**	**5,208**	**48**	**3,579**	**41,943**

SUMMARY

There are a total of 41,943 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 41,943 dwelling units, 28,072 were single-family homes. More than 8.8 percent of these, or 2,488 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 415 homes are currently in unsuitable condition. On the other hand, 103 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: LINCOLN COUNTY

LINCOLN COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 8,929 residential parcels for Lincoln County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 9,261 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 6,927 are single-family homes, 453 are apartment units, which include duplexes or tri-plexes, 247 are townhomes or condos, 117 are other units such as cabins and mixed retail with residential units, and 1,517 are manufactured homes, as noted in Table 13.1, below.

Table 13.1
Total Residential Units by Type of Unit
Lincoln County
Assessor Data, May 2017

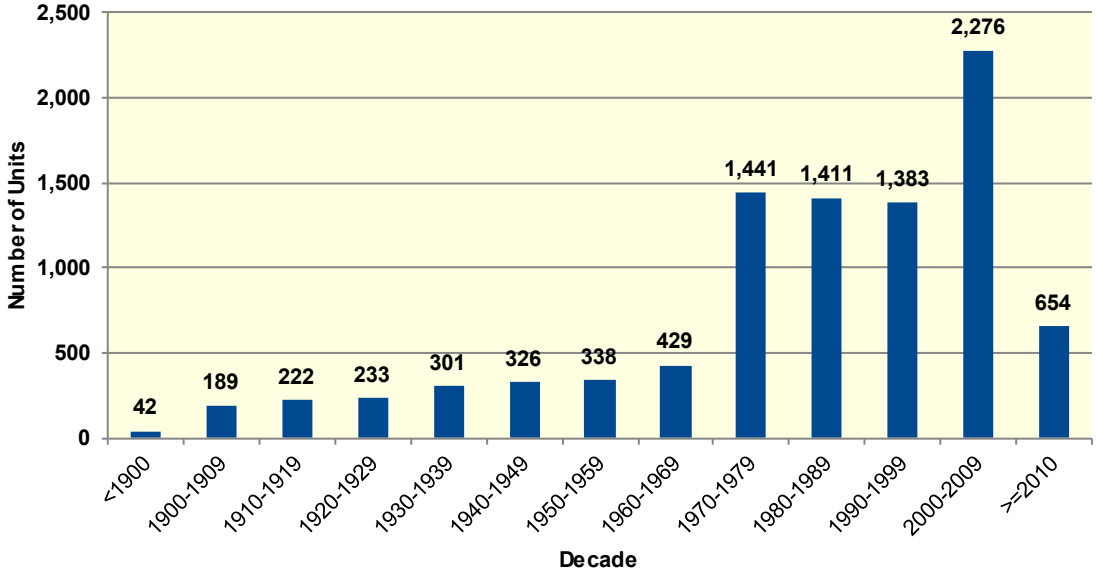
Housing Type	Total Parcels	Total Units
Single-Family	6,927	6,927
Apartment	121	453
Townhome or Condo	247	247
All Other units	117	117
Manufactured Home	1,517	1,517
Total	**8,929**	**9,261**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 1,441 units were built, as seen in Diagram 13.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 1,411 units were built during the 1980s, and 1,383 units were built during the 1990s.

Diagram 13.1
Existing Housing Units Built by Decade
Lincoln County
Assessor Data, May 2017



Between 2000 and 2009, there were 2,276 units added to the Lincoln housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 654 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 9,261 units found in the CAMA system, 10.6 percent were built prior to 1940, 7.1 percent were built between 1940 and 1959, and 20.2 percent were constructed between 1960 and 1979, as seen in Table 13.2, below. These data imply that 2,583 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

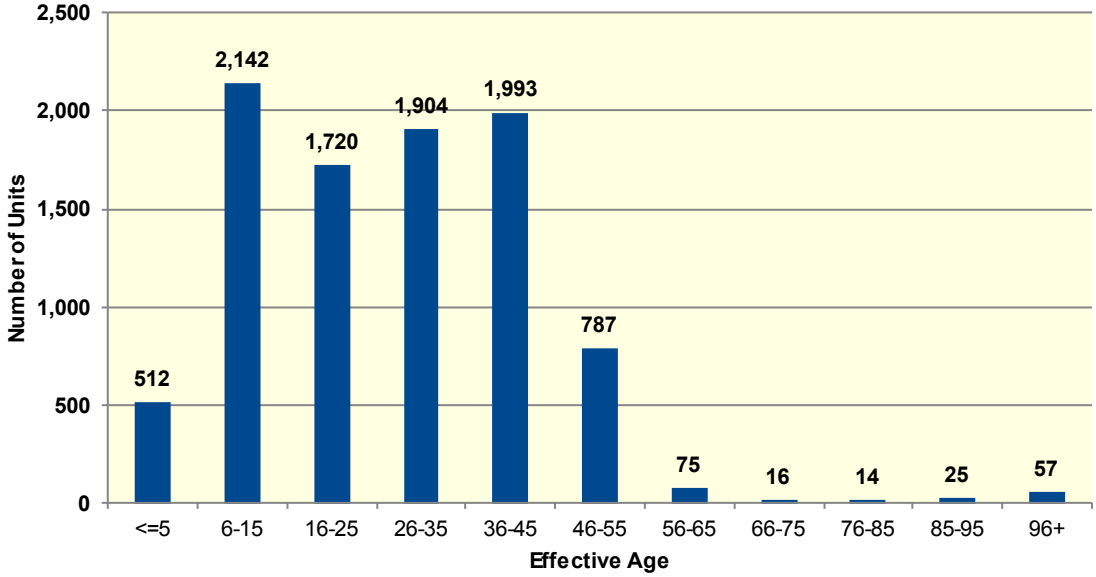
Table 13.2 Era of Construction Lincoln County Assessor Data, May 2017						
Era of Construction	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
< 1940	941	36	0	11	0	988
1940 - 1959	626	31	0	7	2	666
1960 - 1979	1,196	169	16	15	477	1,873
1980 - 1999	1,972	146	83	34	563	2,798
2000- 2009	1,692	65	133	20	370	2,280
> 2010	500	6	15	30	105	656
Total	**6,927**	**453**	**247**	**117**	**1,517**	**9,261**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 13.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 13.2
Effective Age of Dwelling
Lincoln County
Assessor Data: May 2017



By comparing Diagram 13.1 with Diagram 13.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 13.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 64 apartment units and another 774 single-family units.

Table 13.3
Effective Age of Dwelling
Lincoln County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	379	6	10	24	94	513
6 - 25	2,861	97	181	44	687	3,870
26 - 45	2,913	286	56	33	613	3,901
46 - 65	673	59	0	11	122	865
66 or More	101	5	0	5	1	112
Total	**6,927**	**453**	**247**	**117**	**1,517**	**9,261**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[27]

Overall, 64.8 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 6,010 dwelling units, as noted in Table 13.4, below. As shown, 13.1 percent of units were of good quality, 1.1 percent were of very good quality, and 0.3 percent were of excellent quality, representing 1,217, 100, and 29 units, respectively.

Table 13.4
Quality of Materials and Workmanship Used In Construction
Lincoln County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	67	31	0	14	16	128
Fair	1,241	111	5	35	385	1,777
Average	4,663	300	203	55	789	6,010
Good	840	11	32	9	325	1,217
Very Good	88	0	7	3	2	100
Excellent	28	0	0	1	0	29
Total	**6,927**	**453**	**247**	**117**	**1,517**	**9,261**

Over 67.3 percent of single-family homes, or 4,663 units, and 66.2 percent of apartment units, or 300 units, were constructed with average materials and workmanship. More than 17.9 percent of single-family homes, or 1,241 units, and 25.3 percent of manufactured homes, or 385 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 128 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 13.5, below, presents this information for single-family homes.[28] More than 50.7 percent of the single-family units with the lowest quality rating were built before 1940, and another 9 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective

[27] Data describing these specific details are presented in the tables contained in Appendix A.
[28] The total includes 2 parcels that lacked a quality of materials designation.

rehabilitation. Furthermore, the development of such low or fair quality units still continues today, with 12 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 13.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Lincoln County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	34	478	420	9	0	0	941
1940 - 1959	9	224	390	3	0	0	626
1960 - 1979	13	315	846	21	1	0	1,196
1980 - 1999	8	176	1,602	177	6	3	1,972
2000 – 2009	2	37	1,095	488	54	16	1,692
>2010	1	11	310	142	27	9	500
Total	**67**	**1,241**	**4,663**	**840**	**88**	**28**	**6,927**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 89.2 percent of all homes, or 8,267 units, can be classed as being in average or good physical condition, 19 units are in very good condition and 7 units are in excellent condition. However, 2.1 percent, or 200 units, are in poor and additional 8.2 percent, or 768 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 9.1 percent of single-family homes, 5.5 percent of apartment units, and 18.5 percent of manufactured homes are in unsuitable condition. This represents 634 single-family units, 25 apartments, and another 281 manufactured homes. These data are presented in Table 13.6, on the following page.

Table 13.6 Physical Condition of Dwelling Units Lincoln County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	119	3	0	9	69	200
Fair	515	22	5	14	212	768
Average	4,512	391	164	51	903	6,021
Good	1,756	37	78	42	333	2,246
Very Good	18	0	0	1	0	19
Excellent	7	0	0	0	0	7
Total	**6,927**	**453**	**247**	**117**	**1,517**	**9,261**

The physical condition ratings of the 6,927 single-family homes in Lincoln County have been further partitioned by quality designations and are presented in Table 13.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 223 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 13.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Lincoln County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	26	70	22	1	0	0	119
Fair	30	280	201	4	0	0	515
Average	9	796	3,383	305	13	6	4,512
Good	2	91	1,055	527	67	14	1,756
Very Good	0	3	1	3	7	4	18
Excellent	0	1	1	0	1	4	7
Total	**67**	**1,241**	**6,010**	**1,217**	**100**	**29**	**6,927**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 1,308 single-family homes built with substandard materials or workmanship. A total of 406 housing units built with substandard quality, or 5.8 percent of single-family homes, have ended up in poor or fair condition. Another 11.6 percent, or 805 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 67 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 7 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 13.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 13.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Lincoln County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	20	10	3	1	0	0	34
1940 - 1959	3	5	1	0	0	0	9
1960 - 1979	3	8	2	0	0	0	13
1980 - 1999	0	7	1	0	0	0	8
2000 - 2009	0	0	2	0	0	0	2
>2010	0	0	0	1	0	0	1
Total	**26**	**30**	**9**	**2**	**0**	**0**	**67**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 13.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,681.9 square feet. However, homes with a finished basement tended had an average size of 2,042.3 square feet. Apartment units without a basement were much smaller, at 930.9 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 659.5 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,200.0 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 13.9 Average Floor Area by Dwelling Type Lincoln County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,681.9	2,042.3
Apartment	930.9	1,192.3
All Other	659.5	781.5
Manufactured Home	1,200.0	1,226.9
Average	**1,599.0**	**1,934.2**

Table 13.10, below, indicates the type of roof in dwelling units. A majority, 91.4 percent of single-family homes, had hip and/or gable roofs.

Table 13.10 Type of Roof in Dwelling Units Lincoln County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	19	13	0	1	369	402
Gable	6,191	296	242	102	1,142	7,973
Hip/Gable	147	10	0	1	1	159
Gambrel	131	23	0	5	1	160
Irregular	15	0	0	3	0	18
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	28	76	0	4	4	112
Steel Frame	0	0	0	0	0	0
Total	**6,927**	**453**	**247**	**117**	**1,517**	**9,261**

Table 13.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 75 percent of all single-family homes had either one or two bathrooms. Another 41.8 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 13.11 Number of Bathrooms per Dwelling Unit Lincoln County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	113	1	5	60	32	211
1	2,227	1	71	17	772	3,088
2	3,070	53	73	17	662	3,875
3	1,229	30	20	9	38	1,326
4	179	109	48	9	12	357
5	54	38	0	1	1	94
6	30	24	6	0	0	60
Missing	25	197	24	4	0	250.0
Total	**6,927**	**453**	**247**	**117**	**1,517**	**9,261**

Table 13.12, below, shows the primary types of exterior walls used in the dwelling units. Over 1,709 single-family homes had frame siding and 378 manufactured homes had metal siding.

Table 13.12
Exterior Wall of Dwelling Units
Lincoln County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	900	87	18	0	0	1,005
Frame Siding	1,709	148	33	0	0	1,890
Frame Stucco	267	23	16	0	0	306
Frame Vinyl	1,721	97	76	0	0	1,894
Lap Siding	0	0	0	0	475	475
Masonry	138	27	2	0	0	167
Metal Siding	0	0	0	0	378	378
Pine	27	0	0	61	0	88
All Other	2,165	71	102	56	664	3,058
Total	**6,927**	**453**	**247**	**117**	**1,517**	**9,261**

SUMMARY

There are a total of 9,261 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 9,261 dwelling units, 6,927 were single-family homes. More than 0.9 percent of these, or 67 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 56 homes are currently in unsuitable condition. On the other hand, 228 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: NATRONA COUNTY

NATRONA COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 30,878 residential parcels for Natrona County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 34,960 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 25,444 are single-family homes, 4,755 are apartment units, which include duplexes or tri-plexes, 843 are townhomes or condos, 204 are other units such as cabins and mixed retail with residential units, and 3,714 are manufactured homes, as noted in Table 14.1, below.

Table 14.1
Total Residential Units by Type of Unit
Natrona County
Assessor Data, May 2017

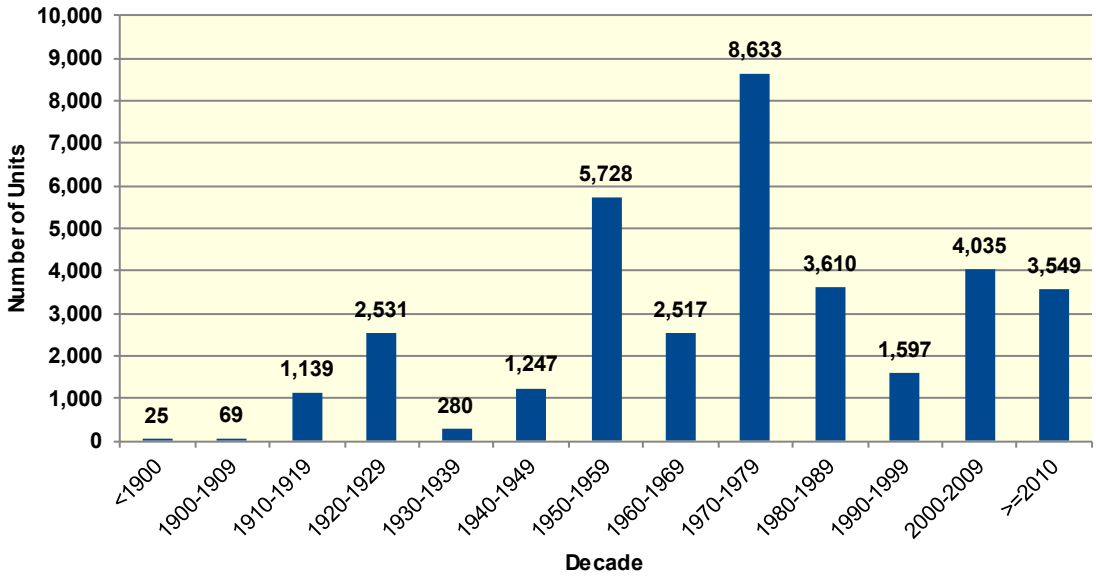
Housing Type	Total Parcels	Total Units
Single-Family	25,444	25,444
Apartment	673	4,755
Townhome or Condo	843	843
All Other units	204	204
Manufactured Home	3,714	3,714
Total	**30,878**	**34,960**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 8,633 units were built, as seen in Diagram 14.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 3,610 units were built during the 1980s, and 1,597 units were built during the 1990s.

Diagram 14.1
Existing Housing Units Built by Decade
Natrona County
May 2017



Between 2000 and 2009, there were 4,035 units added to the Natrona housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 3,549 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 34,960 units found in the CAMA system, 11.5 percent were built prior to 1940, 19.9 percent were built between 1940 and 1959, and 31.8 percent were constructed between 1960 and 1979, as seen in Table 14.2, below. These data imply that 16,132 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 14.2
Era of Construction
Natrona County
Assessor Data, May 2017

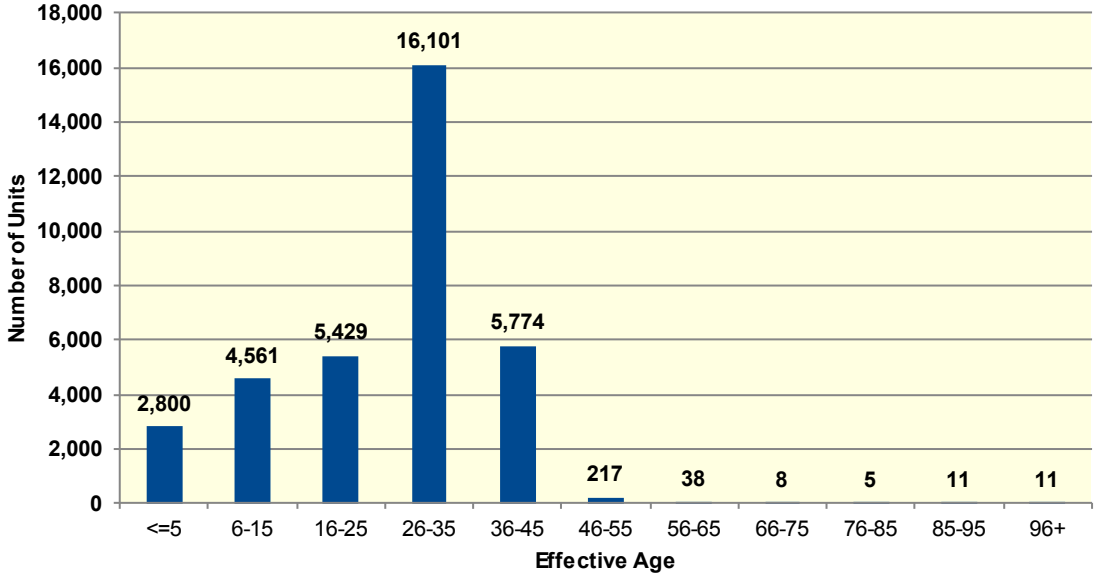
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	3,435	575	0	34	0	4,044
1940 - 1959	6,471	392	7	64	41	6,975
1960 - 1979	7,347	1,401	308	50	2,044	11,150
1980 - 1999	3,131	721	406	27	922	5,207
2000- 2009	3,005	369	113	22	526	4,035
> 2010	2,055	1,297	9	7	181	3,549
Total	**25,444**	**4,755**	**843**	**204**	**3,714**	**34,960**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 14.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 14.2
Effective Age of Dwelling
Natrona County
Assessor Data: May 2017



By comparing Diagram 14.1 with Diagram 14.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 14.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 6 apartment units and another 47 single-family units.

Table 14.3
Effective Age of Dwelling
Natrona County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	1,650	975	5	6	164	2,800
6 - 25	7,626	1,019	225	38	1,082	9,990
26 - 45	16,121	2,755	613	151	2,235	21,875
46 - 65	18	3	0	2	232	255
66 or More	29	3	0	7	0	39
Total	**25,444**	**4,755**	**843**	**204**	**3,714**	**34,960**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[29]

Overall, 62.4 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 21,832 dwelling units, as noted in Table 14.4, below. As shown, 7.2 percent of units were of good quality, 1.2 percent were of very good quality, and less than 0.1 percent were of excellent quality, representing 2,541, 406, and 24 units, respectively.

Table 14.4
Quality of Materials and Workmanship Used In Construction
Natrona County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	693	27	6	26	41	793
Fair	5,883	1,193	149	86	2,053	9,364
Average	16,585	2,872	666	89	1,620	21,832
Good	2,049	467	22	3	0	2,541
Very Good	210	196	0	0	0	406
Excellent	24	0	0	0	0	24
Total	**25,444**	**4,755**	**843**	**204**	**3,714**	**34,960**

Over 65.1 percent of single-family homes, or 16,585 units, and 60.3 percent of apartment units, or 2,872 units, were constructed with average materials and workmanship. More than 23.1 percent of single-family homes, or 5,883 units, and 55.2 percent of manufactured homes, or 2,053 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 793 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 14.5, below, presents this information for single-family homes.[30] More than 50.5 percent of the single-family units with the lowest quality rating were built before 1940, and another 135 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-

[29] Data describing these specific details are presented in the tables contained in Appendix A.
[30] The total includes 2 parcels that lacked a quality of materials designation.

effective rehabilitation. Furthermore, the development of such low or fair quality units still continues today, with 98 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 14.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Natrona County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	350	1,611	1,380	86	6	2	3,435
1940 - 1959	135	2,376	3,863	92	5	0	6,471
1960 - 1979	106	994	5,769	465	11	2	7,347
1980 - 1999	75	350	2,068	558	76	4	3,131
2000 – 2009	24	457	1,846	581	91	6	3,005
>2010	3	95	1,659	267	21	10	2,055
Total	**693**	**5,883**	**16,585**	**2,049**	**210**	**24**	**25,444**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 78.4 percent of all homes, or 27,423 units, can be classed as being in average or good physical condition, 110 units are in very good condition and 13 units are in excellent condition. However, 1.5 percent, or 555 units, are in poor and additional 19.6 percent, or 6,859 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 13.4 percent of single-family homes, 15.6 percent of apartment units, and 80.7 percent of manufactured homes are in unsuitable condition. This represents 3,420 single-family units, 746 apartments, and another 2,999 manufactured homes. These data are presented in Table 14.6, on the following page.

Table 14.6 Physical Condition of Dwelling Units Natrona County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	427	30	1	19	78	555
Fair	2,993	716	168	61	2,921	6,859
Average	15,355	2,721	569	106	715	19,466
Good	6,546	1,288	105	18	0	7,957
Very Good	110	0	0	0	0	110
Excellent	13	0	0	0	0	13
Total	**25,444**	**4,755**	**843**	**204**	**3,714**	**34,960**

The physical condition ratings of the 25,444 single-family homes in Natrona County have been further partitioned by quality designations and are presented in Table 14.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 1,069 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 14.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Natrona County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	206	194	27	0	0	0	427
Fair	351	1,593	1,042	7	0	0	2,993
Average	130	3,655	10,919	620	26	5	15,355
Good	6	438	4,567	1,374	151	10	6,546
Very Good	0	3	30	48	29	0	110
Excellent	0	0	0	0	4	9	13
Total	**693**	**5,883**	**21,832**	**2,541**	**406**	**24**	**25,444**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 6,576 single-family homes built with substandard materials or workmanship. A total of 2,344 housing units built with substandard quality, or 9.2 percent of single-family homes, have ended up in poor or fair condition. Another 14.8 percent, or 3,785 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 693 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 53 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 14.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 14.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Natrona County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	144	169	35	2	0	0	350
1940 - 1959	41	66	28	0	0	0	135
1960 - 1979	13	71	21	1	0	0	106
1980 - 1999	7	38	29	1	0	0	75
2000 - 2009	1	7	16	0	0	0	24
>2010	0	0	1	2	0	0	3
Total	**206**	**351**	**130**	**6**	**0**	**0**	**693**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 14.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,411.5 square feet. However, homes with a finished basement tended had an average size of 1,916.4 square feet. Apartment units without a basement were much smaller, at 1,007.8 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 700.7 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,034.5 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 14.9 Average Floor Area by Dwelling Type Natrona County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,411.5	1,916.4
Apartment	1,007.8	1,360.1
All Other	700.7	738.0
Manufactured Home	1,034.5	1,034.5
Average	**1,534.9**	**2,146.9**

Table 14.10, below, indicates the type of roof in dwelling units. A majority, 92.5 percent of single-family homes, had hip and/or gable roofs.

Table 14.10 Type of Roof in Dwelling Units Natrona County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	205	1,117	159	3	1,952	3,436
Gable	14,870	2,177	473	184	1,751	19,455
Hip/Gable	8,681	580	208	3	0	9,472
Gambrel	55	4	0	1	0	60
Irregular	60	123	1	8	0	192
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	1	0	1
Shed	55	0	2	4	1	62
Steel Frame	1	0	0	0	0	1
Total	**25,444**	**4,755**	**843**	**204**	**3,714**	**34,960**

Table 14.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 80 percent of all single-family homes had either one or two bathrooms. Another 40.1 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 14.11 Number of Bathrooms per Dwelling Unit Natrona County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	416	503	7	112	43	1,081
1	8,360	4	282	59	2,470	11,175
2	12,370	169	267	21	1,200	14,027
3	3,658	90	33	7	1	3,789
4	427	501	7	2	0	937
5	94	45	5	1	0	145
6	35	86	5	2	0	128
Missing	84	3,357	237	0	0	3,678.0
Total	**25,444**	**4,755**	**843**	**204**	**3,714**	**34,960**

Table 14.12, below, shows the primary types of exterior walls used in the dwelling units. Over 3,037 single-family homes had frame siding and 918 manufactured homes had metal siding.

Table 14.12
Exterior Wall of Dwelling Units
Natrona County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	1,554	90	17	0	0	1,661
Frame Siding	3,037	852	137	1	0	4,027
Frame Stucco	931	374	7	0	0	1,312
Frame Vinyl	3,940	301	117	0	0	4,358
Lap Siding	5	0	0	0	750	755
Masonry	714	1,069	7	0	0	1,790
Metal Siding	17	0	0	0	918	935
Pine	31	0	0	110	0	141
All Other	15,215	2,069	558	93	2,046	19,981
Total	**25,444**	**4,755**	**843**	**204**	**3,714**	**34,960**

SUMMARY

There are a total of 34,960 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 34,960 dwelling units, 25,444 were single-family homes. More than 2.7 percent of these, or 693 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 557 homes are currently in unsuitable condition. On the other hand, 1,076 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: NIOBRARA COUNTY

NIOBRARA COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 1,333 residential parcels for Niobrara County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 1,363 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 1,118 are single-family homes, 38 are apartment units, which include duplexes or tri-plexes, 0 are townhomes or condos, 10 are other units such as cabins and mixed retail with residential units, and 197 are manufactured homes, as noted in Table 15.1, below.

Table 15.1
Total Residential Units by Type of Unit
Niobrara County
Assessor Data, May 2017

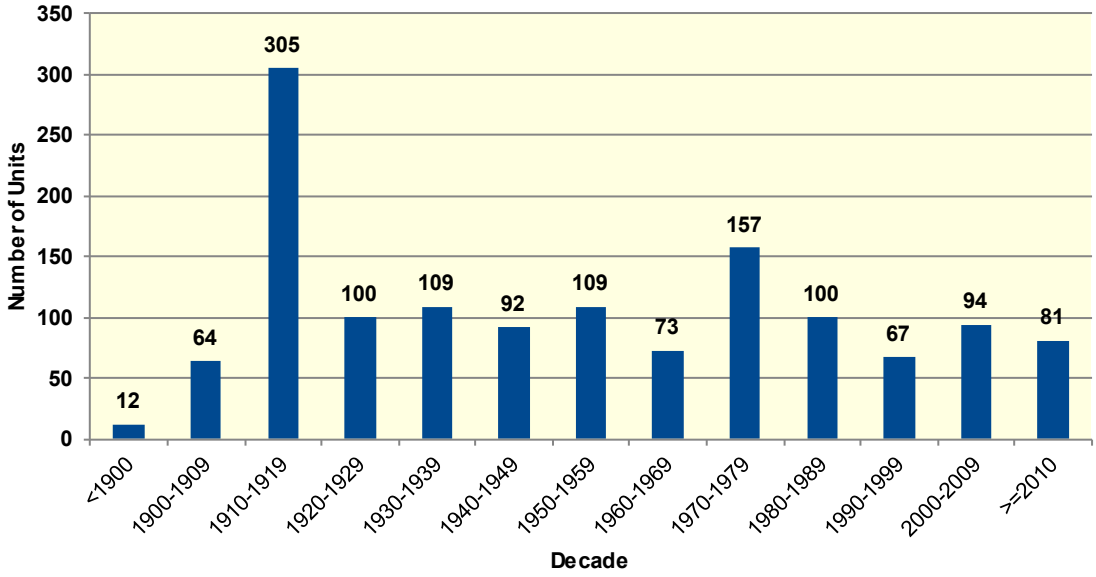
Housing Type	Total Parcels	Total Units
Single-Family	1,118	1,118
Apartment	8	38
Townhome or Condo	0	0
All Other units	10	10
Manufactured Home	197	197
Total	**1,333**	**1,363**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 157 units were built, as seen in Diagram 15.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 100 units were built during the 1980s, and 67 units were built during the 1990s.

Diagram 15.1
Existing Housing Units Built by Decade
Niobrara County
May 2017



Between 2000 and 2009, there were 94 units added to the Niobrara housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 81 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 1,363 units found in the CAMA system, 43.2 percent were built prior to 1940, 14.7 percent were built between 1940 and 1959, and 16.8 percent were constructed between 1960 and 1979, as seen in Table 15.2, below. These data imply that 834 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 15.2
Era of Construction
Niobrara County
Assessor Data, May 2017

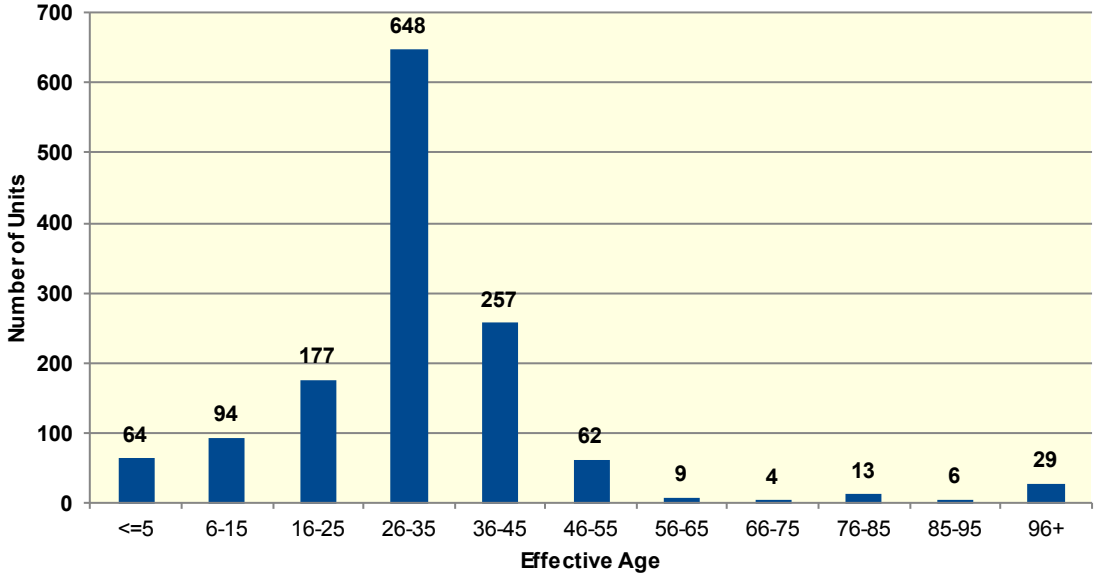
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	578	9	0	3	0	590
1940 - 1959	197	0	0	2	2	201
1960 - 1979	122	12	0	0	96	230
1980 - 1999	89	12	0	0	66	167
2000- 2009	71	2	0	2	19	94
> 2010	61	3	0	3	14	81
Total	**1,118**	**38**	**0**	**10**	**197**	**1,363**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 15.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 15.2
Effective Age of Dwelling
Niobrara County
Assessor Data: May 2017



By comparing Diagram 15.1 with Diagram 15.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 15.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 0 apartment units and another 92 single-family units.

Table 15.3
Effective Age of Dwelling
Niobrara County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	46	3	0	3	12	64
6 - 25	216	2	0	2	51	271
26 - 45	764	33	0	5	103	905
46 - 65	40	0	0	0	31	71
66 or More	52	0	0	0	0	52
Total	**1,118**	**38**	**0**	**10**	**197**	**1,363**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[31]

Overall, 18.5 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 253 dwelling units, as noted in Table 15.4, below. As shown, 1.3 percent of units were of good quality, representing 18 units.

Table 15.4
Quality of Materials and Workmanship Used In Construction
Niobrara County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	310	19	0	4	46	379
Fair	579	19	0	4	110	712
Average	211	0	0	2	40	253
Good	17	0	0	0	1	18
Very Good	1	0	0	0	0	1
Excellent	0	0	0	0	0	0
Total	**1,118**	**38**	**0**	**10**	**197**	**1,363**

Over 18.8 percent of single-family homes, or 211 units, and 0.0 percent of apartment units, or 0 units, were constructed with average materials and workmanship. More than 51.7 percent of single-family homes, or 579 units, and 55.8 percent of manufactured homes, or 110 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 379 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 15.5, below, presents this information for single-family homes.[32] More than 71.2 percent of the single-family units with the lowest quality rating were built before 1940, and another 51 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low quality units still

[31] Data describing these specific details are presented in the tables contained in Appendix A.

[32] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 40 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 15.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Niobrara County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	221	312	41	4	0	0	578
1940 - 1959	51	119	26	1	0	0	197
1960 - 1979	5	57	60	0	0	0	122
1980 - 1999	13	37	32	6	1	0	89
2000 – 2009	7	27	32	5	0	0	71
>2010	13	27	20	1	0	0	61
Total	**310**	**579**	**211**	**17**	**1**	**0**	**1,118**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 52.4 percent of all homes, or 714 units, can be classed as being in average or good physical condition and 64 units are in very good condition. However, 12.3 percent, or 168 units, are in poor and additional 30.5 percent, or 416 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 39.4 percent of single-family homes, 81.5 percent of apartment units, and 55.3 percent of manufactured homes are in unsuitable condition. This represents 441 single-family units, 31 apartments, and another 109 manufactured homes. These data are presented in Table 15.6, on the following page.

Table 15.6
Physical Condition of Dwelling Units
Niobrara County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	127	0	0	0	41	168
Fair	314	31	0	3	68	416
Average	491	4	0	5	70	570
Good	132	0	0	0	12	144
Very Good	53	3	0	2	6	64
Excellent	0	0	0	0	0	0
Total	**1,118**	**38**	**0**	**10**	**197**	**1,363**

The physical condition ratings of the 1,118 single-family homes in Niobrara County have been further partitioned by quality designations and are presented in Table 15.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 16 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 15.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Niobrara County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	94	30	3	0	0	0	127
Fair	135	166	13	0	0	0	314
Average	71	301	106	12	1	0	491
Good	3	57	67	5	0	0	132
Very Good	7	24	22	0	0	0	53
Excellent	0	0	0	0	0	0	0
Total	**310**	**579**	**253**	**18**	**1**	**0**	**1,118**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 889 single-family homes built with substandard materials or workmanship. A total of 425 housing units built with substandard quality, or 38.0 percent of single-family homes, have ended up in poor or fair condition. Another 33.2 percent, or 372 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 310 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 10 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 15.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 15.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Niobrara County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	74	99	47	1	0	0	221
1940 - 1959	16	25	10	0	0	0	51
1960 - 1979	3	2	0	0	0	0	5
1980 - 1999	1	9	3	0	0	0	13
2000 - 2009	0	0	7	0	0	0	7
>2010	0	0	4	2	7	0	13
Total	**94**	**135**	**71**	**3**	**7**	**0**	**310**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 15.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,368.0 square feet. However, homes with a finished basement tended had an average size of 1,529.3 square feet. Apartment units without a basement were much smaller, at 662.6 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 340.8 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,047.5 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 15.9 Average Floor Area by Dwelling Type Niobrara County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,368.0	1,529.3
Apartment	662.6	758.6
All Other	340.8	347.1
Manufactured Home	1,047.5	1,047.5
Average	**1,309.4**	**1,460.6**

Table 15.10, below, indicates the type of roof in dwelling units. A majority, 85.1 percent of single-family homes, had hip and/or gable roofs.

Table 15.10 Type of Roof in Dwelling Units Niobrara County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	8	0	0	1	82	91
Gable	936	34	0	8	115	1,093
Hip/Gable	16	0	0	0	0	16
Gambrel	3	0	0	0	0	3
Irregular	6	0	0	0	0	6
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	1	0	0	1	0	2
Steel Frame	0	0	0	0	0	0
Total	**1,118**	**38**	**0**	**10**	**197**	**1,363**

Table 15.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 75 percent of all single-family homes had either one or two bathrooms. Another 38.6 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 15.11 Number of Bathrooms per Dwelling Unit Niobrara County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	33	0	0	5	11	49
1	419	0	0	2	100	521
2	438	2	0	2	84	526
3	146	8	0	0	2	156
4	39	4	0	0	0	43
5	22	0	0	1	0	23
6	9	12	0	0	0	21
Missing	12	12	0	0	0	24.0
Total	**1,118**	**38**	**0**	**10**	**197**	**1,363**

Table 15.12, below, shows the primary types of exterior walls used in the dwelling units. Over 265 single-family homes had frame siding and 110 manufactured homes had metal siding.

Table 15.12
Exterior Wall of Dwelling Units
Niobrara County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	20	3	0	0	0	23
Frame Siding	265	3	0	0	0	268
Frame Stucco	248	4	0	0	0	252
Frame Vinyl	177	0	0	0	0	177
Lap Siding	0	0	0	0	70	70
Masonry	16	0	0	0	0	16
Metal Siding	0	0	0	0	110	110
Pine	0	0	0	9	0	9
All Other	392	28	0	1	17	438
Total	**1,118**	**38**	**0**	**10**	**197**	**1,363**

SUMMARY

There are a total of 1,363 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship. However, Niobrara County has a lot of old ranch houses that are still on the tax roll. The quality and condition of these old ranches have been reduced to low or poor over the years. These low and poor condition ranches are prime candidates for demolition.

Of the 1,363 dwelling units, 1,118 were single-family homes. More than 27.7 percent of these, or 310 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 229 homes are currently in unsuitable condition. On the other hand, 16 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: PARK COUNTY

PARK COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 12,361 residential parcels for Park County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 12,634 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 9,821 are single-family homes, 657 are apartment units, which include duplexes or tri-plexes, 617 are townhomes or condos, 0 are other units such as cabins and mixed retail with residential units, and 1,539 are manufactured homes, as noted in Table 16.1, below.

Table 16.1
Total Residential Units by Type of Unit
Park County
Assessor Data, May 2017

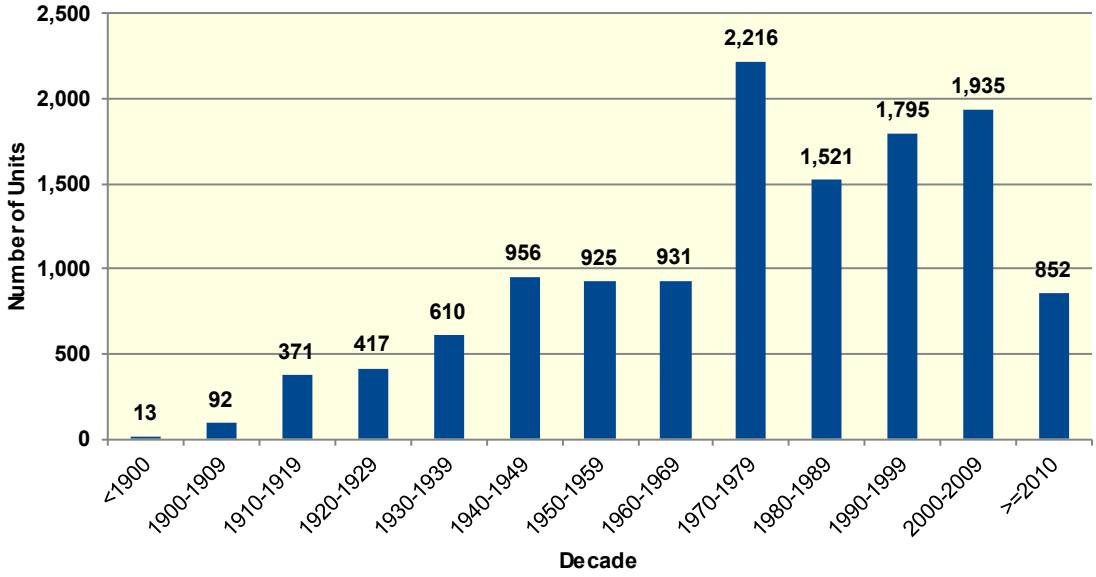
Housing Type	Total Parcels	Total Units
Single-Family	9,821	9,821
Apartment	384	657
Townhome or Condo	617	617
All Other units	0	0
Manufactured Home	1,539	1,539
Total	**12,361**	**12,634**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 2,216 units were built, as seen in Diagram 16.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 1,521 units were built during the 1980s, and 1,795 units were built during the 1990s.

Diagram 16.1
Existing Housing Units Built by Decade
Park County
May 2017



Between 2000 and 2009, there were 1,935 units added to the Park housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 852 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 12,634 units found in the CAMA system, 11.8 percent were built prior to 1940, 14.8 percent were built between 1940 and 1959, and 24.9 percent were constructed between 1960 and 1979, as seen in Table 16.2, below. These data imply that 4,808 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 16.2
Era of Construction
Park County
Assessor Data, May 2017

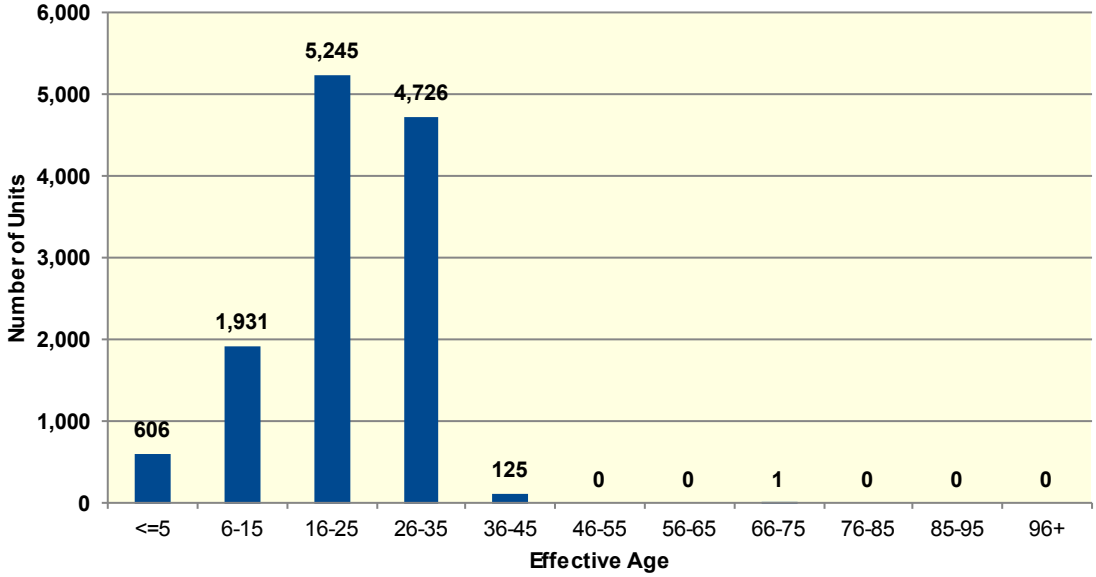
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	1,425	78	0	0	0	1,503
1940 - 1959	1,760	104	0	0	17	1,881
1960 - 1979	2,052	110	104	0	881	3,147
1980 - 1999	2,408	213	191	0	504	3,316
2000- 2009	1,534	83	218	0	100	1,935
> 2010	642	69	104	0	37	852
Total	**9,821**	**657**	**617**	**0**	**1,539**	**12,634**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 16.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 16.2
Effective Age of Dwelling
Park County
Assessor Data: May 2017



By comparing Diagram 16.1 with Diagram 16.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 16.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 1 apartment units and another 0 single-family units.

Table 16.3
Effective Age of Dwelling
Park County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	461	53	68	0	24	606
6 - 25	6,014	346	433	0	383	7,176
26 - 45	3,346	257	116	0	1,132	4,851
46 - 65	0	0	0	0	0	0
66 or More	0	1	0	0	0	1
Total	**9,821**	**657**	**617**	**0**	**1,539**	**12,634**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[33]

Overall, 43.7 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 5,526 dwelling units, as noted in Table 16.4, below. As shown, 12.1 percent of units were of good quality, 2.1 percent were of very good quality, and 0.5 percent were of excellent quality, representing 1,533, 263, and 64 units, respectively.

Table 16.4
Quality of Materials and Workmanship Used In Construction
Park County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	314	43	0	0	94	451
Fair	3,078	372	394	0	953	4,797
Average	4,709	232	192	0	393	5,526
Good	1,395	9	30	0	99	1,533
Very Good	261	1	1	0	0	263
Excellent	64	0	0	0	0	64
Total	**9,821**	**657**	**617**	**0**	**1,539**	**12,634**

Over 47.9 percent of single-family homes, or 4,709 units, and 35.3 percent of apartment units, or 232 units, were constructed with average materials and workmanship. More than 31.3 percent of single-family homes, or 3,078 units, and 61.9 percent of manufactured homes, or 953 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 451 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 16.5, below, presents this information for single-family homes.[34] More than 40.7 percent of the single-family units with the lowest quality rating were built before 1940, and another 70 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-

[33] Data describing these specific details are presented in the tables contained in Appendix A.
[34] The total includes 2 parcels that lacked a quality of materials designation.

effective rehabilitation. Furthermore, the development of such low or fair quality units still continues today, with 95 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 16.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Park County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	128	816	400	60	19	2	1,425
1940 - 1959	70	1,076	545	56	9	4	1,760
1960 - 1979	36	460	1,358	181	11	6	2,052
1980 - 1999	57	445	1,299	483	101	23	2,408
2000 – 2009	18	191	738	472	93	22	1,534
>2010	5	90	369	143	28	7	642
Total	**314**	**3,078**	**4,709**	**1,395**	**261**	**64**	**9,821**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 70.6 percent of all homes, or 8,923 units, can be classed as being in average or good physical condition, 2,644 units are in very good condition and 77 units are in excellent condition. However, 0.9 percent, or 125 units, are in poor and additional 6.8 percent, or 865 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 6.6 percent of single-family homes, 9.1 percent of apartment units, and 17.8 percent of manufactured homes are in unsuitable condition. This represents 654 single-family units, 60 apartments, and another 274 manufactured homes. These data are presented in Table 16.6, on the following page.

Table 16.6 Physical Condition of Dwelling Units Park County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	59	3	0	0	63	125
Fair	595	57	2	0	211	865
Average	2,905	209	115	0	975	4,204
Good	3,834	284	311	0	290	4,719
Very Good	2,351	104	189	0	0	2,644
Excellent	77	0	0	0	0	77
Total	**9,821**	**657**	**617**	**0**	**1,539**	**12,634**

The physical condition ratings of the 9,821 single-family homes in Park County have been further partitioned by quality designations and are presented in Table 16.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 112 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 16.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Park County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	26	32	1	0	0	0	59
Fair	112	366	111	6	0	0	595
Average	131	1,520	1,168	77	9	0	2,905
Good	45	1,139	2,205	393	48	4	3,834
Very Good	0	21	1,224	910	173	23	2,351
Excellent	0	0	0	9	31	37	77
Total	**314**	**3,078**	**5,526**	**1,533**	**263**	**64**	**9,821**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 3,392 single-family homes built with substandard materials or workmanship. A total of 536 housing units built with substandard quality, or 5.4 percent of single-family homes, have ended up in poor or fair condition. Another 16.8 percent, or 1,651 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 314 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 11 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 16.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 16.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Park County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	18	61	42	7	0	0	128
1940 - 1959	6	30	32	2	0	0	70
1960 - 1979	2	10	22	2	0	0	36
1980 - 1999	0	9	28	20	0	0	57
2000 - 2009	0	2	6	10	0	0	18
>2010	0	0	1	4	0	0	5
Total	**26**	**112**	**131**	**45**	**0**	**0**	**314**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

SELECTED CHARACTERISTICS

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 16.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,697.4 square feet. However, homes with a finished basement tended had an average size of 2,012.5 square feet. Apartment units without a basement were much smaller, at 1,603.8 square feet per unit. Manufactured homes (without basement) were somewhat large, at 1,058.3 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 16.9 Average Floor Area by Dwelling Type Park County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,697.4	2,012.5
Apartment	1,603.8	1,870.5
All Other	nan	nan
Manufactured Home	1,058.3	1,063.3
Average	**1,634.4**	**1,925.9**

Table 16.10, below, indicates the type of roof in dwelling units. A majority, 90.9 percent of single-family homes, had hip and/or gable roofs.

Table 16.10 Type of Roof in Dwelling Units Park County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	98	28	52	0	364	542
Gable	7,028	442	313	0	550	8,333
Hip/Gable	1,899	82	153	0	0	2,134
Gambrel	46	1	0	0	1	48
Irregular	14	0	0	0	1	15
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	13	0	0	0	1	14
Steel Frame	0	0	0	0	0	0
Total	**9,821**	**657**	**617**	**0**	**1,539**	**12,634**

Table 16.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 80 percent of all single-family homes had either one or two bathrooms. Another 48.3 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 16.11 Number of Bathrooms per Dwelling Unit Park County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	57	2	0	0	20	79
1	2,819	0	257	0	842	3,918
2	5,110	104	242	0	652	6,108
3	1,584	76	66	0	20	1,746
4	168	241	4	0	1	414
5	46	54	0	0	2	102
6	8	17	0	0	1	26
Missing	29	163	48	0	1	241.0
Total	**9,821**	**657**	**617**	**0**	**1,539**	**12,634**

Table 16.12, below, shows the primary types of exterior walls used in the dwelling units. Over 3,149 single-family homes had frame siding and 1,058 manufactured homes had metal siding.

Table 16.12
Exterior Wall of Dwelling Units
Park County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	17	0	0	0	0	17
Frame Siding	3,149	217	246	0	0	3,612
Frame Stucco	379	65	0	0	0	444
Frame Vinyl	516	32	45	0	1	594
Lap Siding	0	0	0	0	24	24
Masonry	29	2	3	0	0	34
Metal Siding	0	0	0	0	1,058	1,058
Pine	0	0	0	0	0	0
All Other	5,731	341	323	0	456	6,851
Total	**9,821**	**657**	**617**	**0**	**1,539**	**12,634**

SUMMARY

There are a total of 12,634 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 12,634 dwelling units, 9,821 were single-family homes. More than 3.1 percent of these, or 314 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 138 homes are currently in unsuitable condition. On the other hand, 118 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: PLATTE COUNTY

PLATTE COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 4,598 residential parcels for Platte County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 4,765 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 3,601 are single-family homes, 204 are apartment units, which include duplexes or tri-plexes, 37 are townhomes or condos, 9 are other units such as cabins and mixed retail with residential units, and 914 are manufactured homes, as noted in Table 17.1, below.

Table 17.1
Total Residential Units by Type of Unit
Platte County
Assessor Data, May 2017

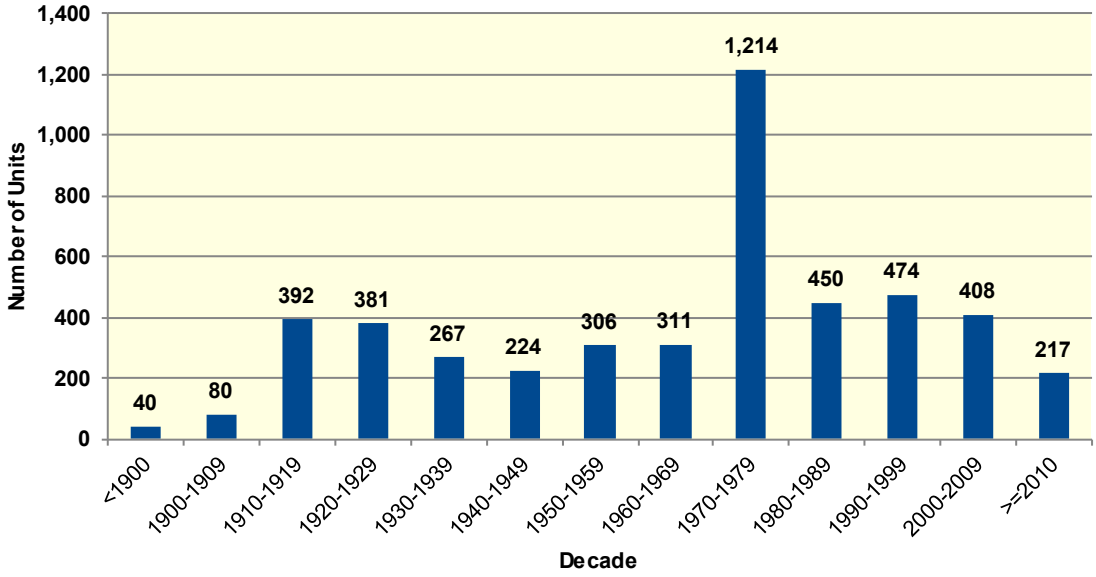
Housing Type	Total Parcels	Total Units
Single-Family	3,601	3,601
Apartment	37	204
Townhome or Condo	37	37
All Other units	9	9
Manufactured Home	914	914
Total	**4,598**	**4,765**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 1,214 units were built, as seen in Diagram 17.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 450 units were built during the 1980s, and 474 units were built during the 1990s.

Diagram 17.1
Existing Housing Units Built by Decade
Platte County
May 2017



Between 2000 and 2009, there were 408 units added to the Platte housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 217 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 4,765 units found in the CAMA system, 24.3 percent were built prior to 1940, 11.1 percent were built between 1940 and 1959, and 32.0 percent were constructed between 1960 and 1979, as seen in Table 17.2, below. These data imply that 2,414 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 17.2
Era of Construction
Platte County
Assessor Data, May 2017

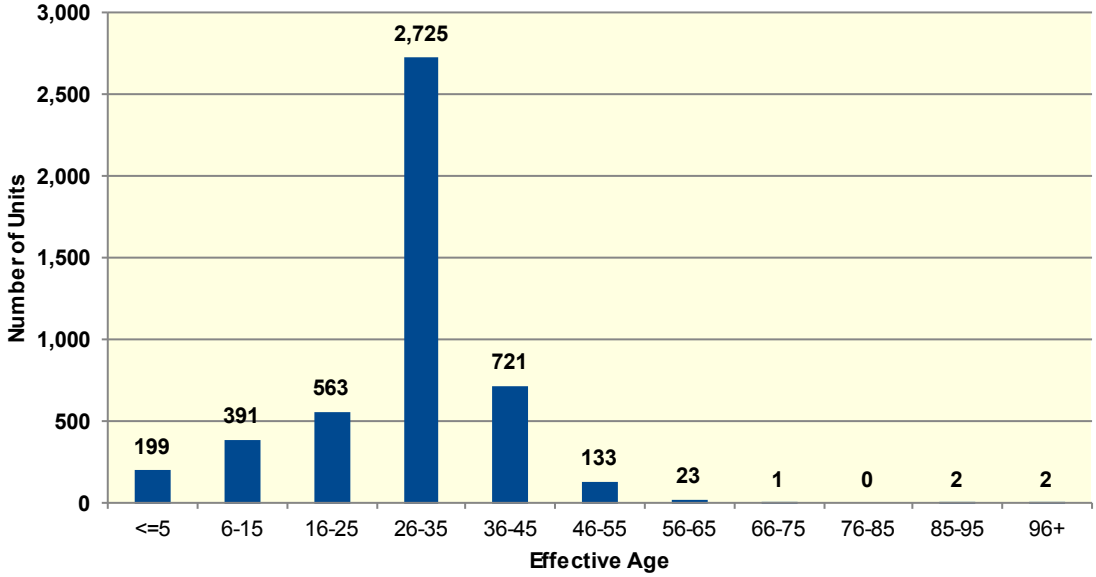
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	1,152	8	0	1	0	1,161
1940 - 1959	501	13	0	1	15	530
1960 - 1979	905	110	0	0	510	1,525
1980 - 1999	583	49	0	0	292	924
2000- 2009	332	0	4	4	68	408
> 2010	128	24	33	3	29	217
Total	**3,601**	**204**	**37**	**9**	**914**	**4,765**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 17.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 17.2
Effective Age of Dwelling
Platte County
Assessor Data: May 2017



By comparing Diagram 17.1 with Diagram 17.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 17.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 0 apartment units and another 42 single-family units.

Table 17.3
Effective Age of Dwelling
Platte County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	119	24	26	3	27	199
6 - 25	680	49	11	4	210	954
26 - 45	2,760	131	0	1	554	3,446
46 - 65	34	0	0	0	122	156
66 or More	8	0	0	1	1	10
Total	**3,601**	**204**	**37**	**9**	**914**	**4,765**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[35]

Overall, 27.7 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 1,324 dwelling units, as noted in Table 17.4, below. As shown, 1.3 percent of units were of good quality and 0.2 percent were of very good quality, representing 66 and 8 units, respectively.

Table 17.4
Quality of Materials and Workmanship Used In Construction
Platte County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	323	69	0	4	34	430
Fair	1,971	82	7	1	875	2,936
Average	1,257	28	30	4	5	1,324
Good	41	25	0	0	0	66
Very Good	8	0	0	0	0	8
Excellent	1	0	0	0	0	1
Total	**3,601**	**204**	**37**	**9**	**914**	**4,765**

Over 34.9 percent of single-family homes, or 1,257 units, and 13.7 percent of apartment units, or 28 units, were constructed with average materials and workmanship. More than 54.7 percent of single-family homes, or 1,971 units, and 95.7 percent of manufactured homes, or 875 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 430 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 17.5, below, presents this information for single-family homes.[36] More than 47.9 percent of the single-family units with the lowest quality rating were built before 1940, and another 46 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[35] Data describing these specific details are presented in the tables contained in Appendix A.
[36] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 83 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 17.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Platte County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	155	568	421	8	0	0	1,152
1940 - 1959	46	356	99	0	0	0	501
1960 - 1979	45	516	341	3	0	0	905
1980 - 1999	52	309	212	10	0	0	583
2000 – 2009	19	145	141	19	8	0	332
>2010	6	77	43	1	0	1	128
Total	**323**	**1,971**	**1,257**	**41**	**8**	**1**	**3,601**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 81.3 percent of all homes, or 3,874 units, can be classed as being in average or good physical condition and 123 units are in very good condition. However, 4.1 percent, or 196 units, are in poor and additional 11.9 percent, or 571 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 15.8 percent of single-family homes, 6.3 percent of apartment units, and 20.0 percent of manufactured homes are in unsuitable condition. This represents 570 single-family units, 13 apartments, and another 183 manufactured homes. These data are presented in Table 17.6, on the following page.

Table 17.6 Physical Condition of Dwelling Units Platte County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	133	0	0	0	63	196
Fair	437	13	0	1	120	571
Average	2,282	157	10	6	730	3,185
Good	626	34	27	2	0	689
Very Good	123	0	0	0	0	123
Excellent	0	0	0	0	0	0
Total	**3,601**	**204**	**37**	**9**	**914**	**4,765**

The physical condition ratings of the 3,601 single-family homes in Platte County have been further partitioned by quality designations and are presented in Table 17.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 87 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 17.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Platte County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	43	68	22	0	0	0	133
Fair	121	250	65	1	0	0	437
Average	138	1,320	811	12	1	0	2,282
Good	19	287	297	20	2	1	626
Very Good	2	46	62	8	5	0	123
Excellent	0	0	0	0	0	0	0
Total	**323**	**1,971**	**1,324**	**66**	**8**	**1**	**3,601**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 2,294 single-family homes built with substandard materials or workmanship. A total of 482 housing units built with substandard quality, or 13.3 percent of single-family homes, have ended up in poor or fair condition. Another 40.4 percent, or 1,458 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 323 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 15 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 17.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 17.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Platte County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	31	74	48	2	0	0	155
1940 - 1959	9	18	19	0	0	0	46
1960 - 1979	0	17	26	2	0	0	45
1980 - 1999	3	11	35	3	0	0	52
2000 - 2009	0	1	7	9	2	0	19
>2010	0	0	3	3	0	0	6
Total	**43**	**121**	**138**	**19**	**2**	**0**	**323**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 17.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,521.5 square feet. However, homes with a finished basement tended had an average size of 1,774.7 square feet. Apartment units without a basement were much smaller, at 898.3 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 724.8 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,059.7 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 17.9 Average Floor Area by Dwelling Type Platte County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,521.5	1,774.7
Apartment	898.3	905.3
All Other	724.8	724.8
Manufactured Home	1,059.7	1,059.7
Average	**1,422.8**	**1,648.9**

Table 17.10, below, indicates the type of roof in dwelling units. A majority, 85.5 percent of single-family homes, had hip and/or gable roofs.

Table 17.10 Type of Roof in Dwelling Units Platte County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	54	0	0	0	335	389
Gable	2,634	141	15	8	554	3,352
Hip/Gable	447	28	22	0	0	497
Gambrel	24	8	0	0	1	33
Irregular	21	0	0	1	1	23
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	8	0	0	0	1	9
Steel Frame	0	0	0	0	0	0
Total	**3,601**	**204**	**37**	**9**	**914**	**4,765**

Table 17.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 84 percent of all single-family homes had either one or two bathrooms. Another 37.3 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 17.11 Number of Bathrooms per Dwelling Unit Platte County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	26	49	0	4	24	103
1	1,495	0	6	3	674	2,178
2	1,529	15	21	2	212	1,779
3	373	0	3	0	2	378
4	88	60	0	0	0	148
5	55	0	0	0	0	55
6	6	12	0	0	0	18
Missing	29	68	7	0	2	106.0
Total	**3,601**	**204**	**37**	**9**	**914**	**4,765**

Table 17.12, below, shows the primary types of exterior walls used in the dwelling units. Over 505 single-family homes had frame siding and 504 manufactured homes had metal siding.

Table 17.12
Exterior Wall of Dwelling Units
Platte County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	675	108	7	0	0	790
Frame Siding	505	18	0	0	0	523
Frame Stucco	752	18	0	0	0	770
Frame Vinyl	225	6	26	0	0	257
Lap Siding	1	0	0	0	85	86
Masonry	26	0	0	0	0	26
Metal Siding	0	0	0	0	504	504
Pine	0	0	0	5	0	5
All Other	1,417	54	4	4	325	1,804
Total	**3,601**	**204**	**37**	**9**	**914**	**4,765**

SUMMARY

There are a total of 4,765 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 4,765 dwelling units, 3,601 were single-family homes. More than 8.9 percent of these, or 323 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 164 homes are currently in unsuitable condition. On the other hand, 88 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: SHERIDAN COUNTY

SHERIDAN COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 13,371 residential parcels for Sheridan County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 13,718 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 11,567 are single-family homes, 505 are apartment units, which include duplexes or tri-plexes, 261 are townhomes or condos, 13 are other units such as cabins and mixed retail with residential units, and 1,372 are manufactured homes, as noted in Table 18.1, below.

Table 18.1
Total Residential Units by Type of Unit
Sheridan County
Assessor Data, May 2017

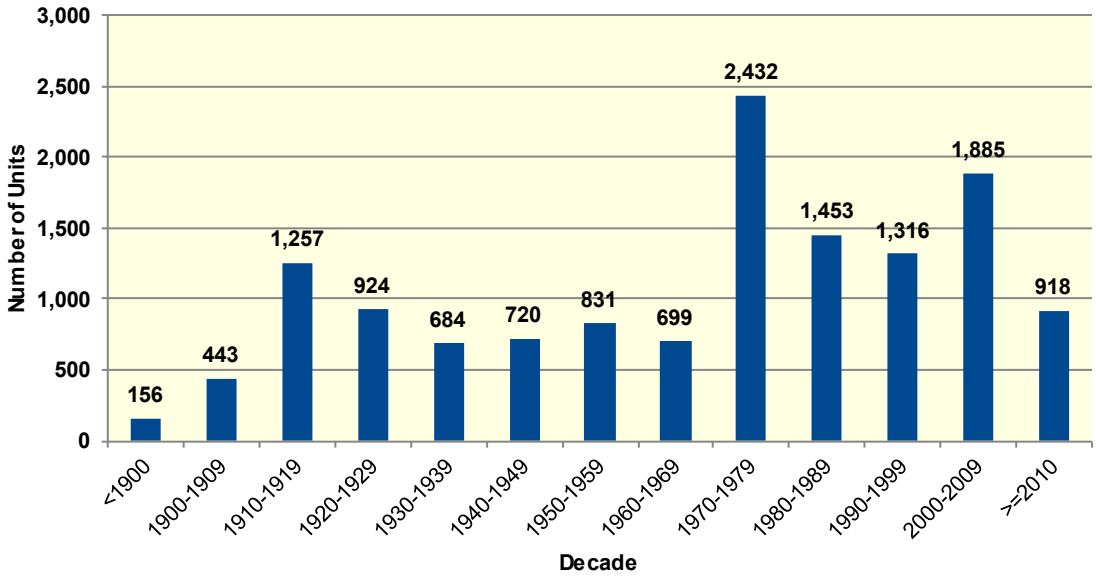
Housing Type	Total Parcels	Total Units
Single-Family	11,567	11,567
Apartment	158	505
Townhome or Condo	261	261
All Other units	13	13
Manufactured Home	1,372	1,372
Total	**13,371**	**13,718**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 2,432 units were built, as seen in Diagram 18.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 1,453 units were built during the 1980s, and 1,316 units were built during the 1990s.

Diagram 18.1
Existing Housing Units Built by Decade
Sheridan County
May 2017



Between 2000 and 2009, there were 1,885 units added to the Sheridan housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 918 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 13,718 units found in the CAMA system, 25.2 percent were built prior to 1940, 11.3 percent were built between 1940 and 1959, and 22.8 percent were constructed between 1960 and 1979, as seen in Table 18.2, below. These data imply that 6,299 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 18.2
Era of Construction
Sheridan County
Assessor Data, May 2017

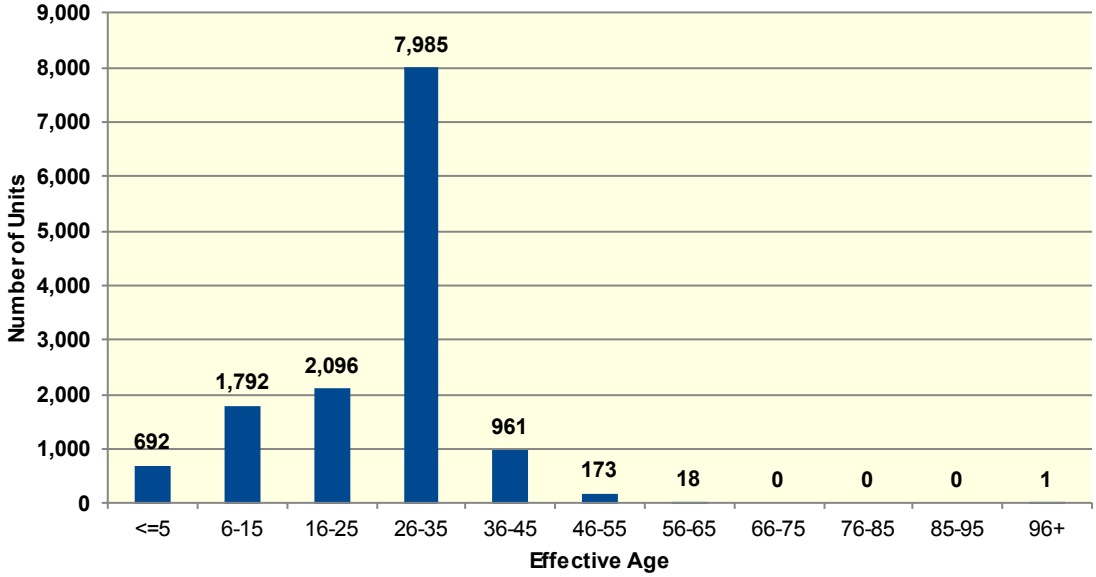
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	3,384	77	1	2	0	3,464
1940 - 1959	1,533	5	0	0	13	1,551
1960 - 1979	2,174	164	118	0	675	3,131
1980 - 1999	2,055	133	105	7	469	2,769
2000- 2009	1,617	54	33	4	177	1,885
> 2010	804	72	4	0	38	918
Total	**11,567**	**505**	**261**	**13**	**1,372**	**13,718**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 18.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 18.2
Effective Age of Dwelling
Sheridan County
Assessor Data: May 2017



By comparing Diagram 18.1 with Diagram 18.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 18.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 0 apartment units and another 0 single-family units.

Table 18.3
Effective Age of Dwelling
Sheridan County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	599	61	4	0	28	692
6 - 25	3,295	112	40	7	434	3,888
26 - 45	7,673	332	217	6	718	8,946
46 - 65	0	0	0	0	191	191
66 or More	0	0	0	0	1	1
Total	**11,567**	**505**	**261**	**13**	**1,372**	**13,718**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[37]

Overall, 13.7 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 1,888 dwelling units, as noted in Table 18.4, below. As shown, 1.2 percent of units were of good quality, 0.2 percent were of very good quality, and 0.1 percent were of excellent quality, representing 177, 26, and 16 units, respectively.

Table 18.4
Quality of Materials and Workmanship Used In Construction
Sheridan County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	1,772	99	1	3	85	1,960
Fair	8,116	300	256	4	975	9,651
Average	1,465	106	4	6	307	1,888
Good	172	0	0	0	5	177
Very Good	26	0	0	0	0	26
Excellent	16	0	0	0	0	16
Total	**11,567**	**505**	**261**	**13**	**1,372**	**13,718**

Over 12.6 percent of single-family homes, or 1,465 units, and 20.9 percent of apartment units, or 106 units, were constructed with average materials and workmanship. More than 70.1 percent of single-family homes, or 8,116 units, and 71.0 percent of manufactured homes, or 975 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 1,960 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 18.5, below, presents this information for single-family homes.[38] More than 65.4 percent of the single-family units with the lowest quality rating were built before 1940, and another 367 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[37] Data describing these specific details are presented in the tables contained in Appendix A.
[38] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 530 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 18.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Sheridan County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	1,160	1,994	204	24	2	0	3,384
1940 - 1959	367	1,078	82	5	1	0	1,533
1960 - 1979	125	1,876	162	8	3	0	2,174
1980 - 1999	78	1,569	371	30	6	1	2,055
2000 – 2009	29	1,082	406	79	12	9	1,617
>2010	13	517	240	26	2	6	804
Total	**1,772**	**8,116**	**1,465**	**172**	**26**	**16**	**11,567**

Physical Condition of the Dwelling

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 65.9 percent of all homes, or 9,052 units, can be classed as being in average or good physical condition, 167 units are in very good condition and 10 units are in excellent condition. However, 3.4 percent, or 472 units, are in poor and additional 29.2 percent, or 4,017 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 29.9 percent of single-family homes, 35.4 percent of apartment units, and 58.3 percent of manufactured homes are in unsuitable condition. This represents 3,462 single-family units, 179 apartments, and another 800 manufactured homes. These data are presented in Table 18.6, on the following page.

Table 18.6 Physical Condition of Dwelling Units Sheridan County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	375	28	2	1	66	472
Fair	3,087	151	39	6	734	4,017
Average	6,147	326	211	6	558	7,248
Good	1,781	0	9	0	14	1,804
Very Good	167	0	0	0	0	167
Excellent	10	0	0	0	0	10
Total	**11,567**	**505**	**261**	**13**	**1,372**	**13,718**

The physical condition ratings of the 11,567 single-family homes in Sheridan County have been further partitioned by quality designations and are presented in Table 18.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 76 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 18.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Sheridan County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	270	99	6	0	0	0	375
Fair	858	2,158	70	1	0	0	3,087
Average	596	4,908	614	27	2	0	6,147
Good	46	922	698	100	12	3	1,781
Very Good	2	26	74	44	12	9	167
Excellent	0	3	3	0	0	4	10
Total	**1,772**	**8,116**	**1,888**	**177**	**26**	**16**	**11,567**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 9,888 single-family homes built with substandard materials or workmanship. A total of 3,385 housing units built with substandard quality, or 29.2 percent of single-family homes, have ended up in poor or fair condition. Another 47.5 percent, or 5,504 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 1,772 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 56 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 18.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 18.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Sheridan County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	210	548	374	27	1	0	1,160
1940 - 1959	46	189	122	9	1	0	367
1960 - 1979	11	68	42	4	0	0	125
1980 - 1999	2	36	37	3	0	0	78
2000 - 2009	0	14	12	3	0	0	29
>2010	1	3	9	0	0	0	13
Total	**270**	**858**	**596**	**46**	**2**	**0**	**1,772**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

SELECTED CHARACTERISTICS

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 18.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,561.2 square feet. However, homes with a finished basement tended had an average size of 1,879.4 square feet. Apartment units without a basement were much smaller, at 1,031.8 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 638.0 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,051.2 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 18.9 Average Floor Area by Dwelling Type Sheridan County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,561.2	1,879.4
Apartment	1,031.8	1,107.8
All Other	638.0	723.7
Manufactured Home	1,051.2	1,051.2
Average	**1,495.4**	**1,799.7**

Table 18.10, below, indicates the type of roof in dwelling units. A majority, 88.6 percent of single-family homes, had hip and/or gable roofs.

Table 18.10 Type of Roof in Dwelling Units Sheridan County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	76	62	0	1	535	674
Gable	9,450	410	257	5	832	10,954
Hip/Gable	799	7	3	0	2	811
Gambrel	81	0	0	6	0	87
Irregular	17	0	0	0	0	17
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	40	7	0	0	1	48
Steel Frame	0	0	0	0	0	0
Total	**11,567**	**505**	**261**	**13**	**1,372**	**13,718**

Table 18.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 80 percent of all single-family homes had either one or two bathrooms. Another 37.9 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 18.11 Number of Bathrooms per Dwelling Unit Sheridan County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	243	170	0	10	25	448
1	4,088	18	172	0	1,158	5,436
2	4,935	5	69	0	185	5,194
3	1,484	7	5	0	3	1,499
4	327	77	3	3	1	411
5	85	5	0	0	0	90
6	67	19	0	0	0	86
Missing	338	204	12	0	0	554.0
Total	**11,567**	**505**	**261**	**13**	**1,372**	**13,718**

Table 18.12, below, shows the primary types of exterior walls used in the dwelling units. Over 2,439 single-family homes had frame siding and 777 manufactured homes had metal siding.

Table 18.12
Exterior Wall of Dwelling Units
Sheridan County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	3	0	0	0	0	3
Frame Siding	2,439	89	77	0	0	2,605
Frame Stucco	247	18	5	0	0	270
Frame Vinyl	872	25	70	0	0	967
Lap Siding	0	0	0	0	533	533
Masonry	147	23	0	0	0	170
Metal Siding	0	0	0	0	777	777
Pine	0	0	0	12	0	12
All Other	7,859	350	109	1	62	8,381
Total	**11,567**	**505**	**261**	**13**	**1,372**	**13,718**

SUMMARY

There are a total of 13,718 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 13,718 dwelling units, 11,567 were single-family homes. More than 15.3 percent of these, or 1,772 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 1,128 homes are currently in unsuitable condition. On the other hand, 77 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: SUBLETTE COUNTY

SUBLETTE COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 5,357 residential parcels for Sublette County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 5,500 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 4,142 are single-family homes, 229 are apartment units, which include duplexes or tri-plexes, 114 are townhomes or condos, 286 are other units such as cabins and mixed retail with residential units, and 729 are manufactured homes, as noted in Table 19.1, below.

Table 19.1
Total Residential Units by Type of Unit
Sublette County
Assessor Data, May 2017

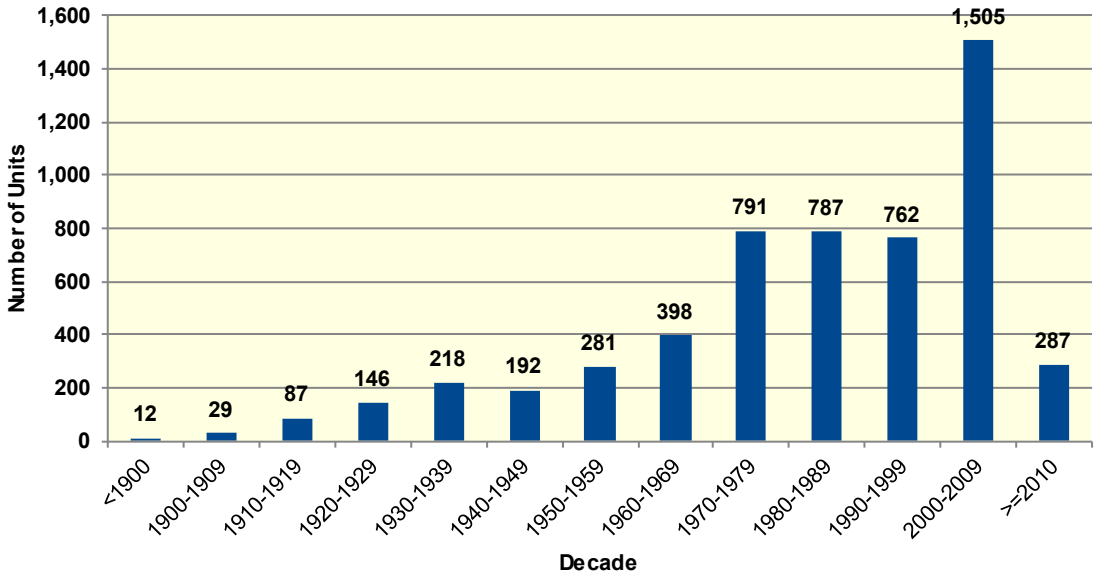
Housing Type	Total Parcels	Total Units
Single-Family	4,142	4,142
Apartment	86	229
Townhome or Condo	114	114
All Other units	286	286
Manufactured Home	729	729
Total	**5,357**	**5,500**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 791 units were built, as seen in Diagram 19.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 787 units were built during the 1980s, and 762 units were built during the 1990s.

Diagram 19.1
Existing Housing Units Built by Decade
Sublette County
May 2017



Between 2000 and 2009, there were 1,505 units added to the Sublette housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 287 units were built.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 5,500 units found in the CAMA system, 8.9 percent were built prior to 1940, 8.6 percent were built between 1940 and 1959, and 21.6 percent were constructed between 1960 and 1979, as seen in Table 19.2, below. These data imply that 1,559 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 19.2
Era of Construction
Sublette County
Assessor Data, May 2017

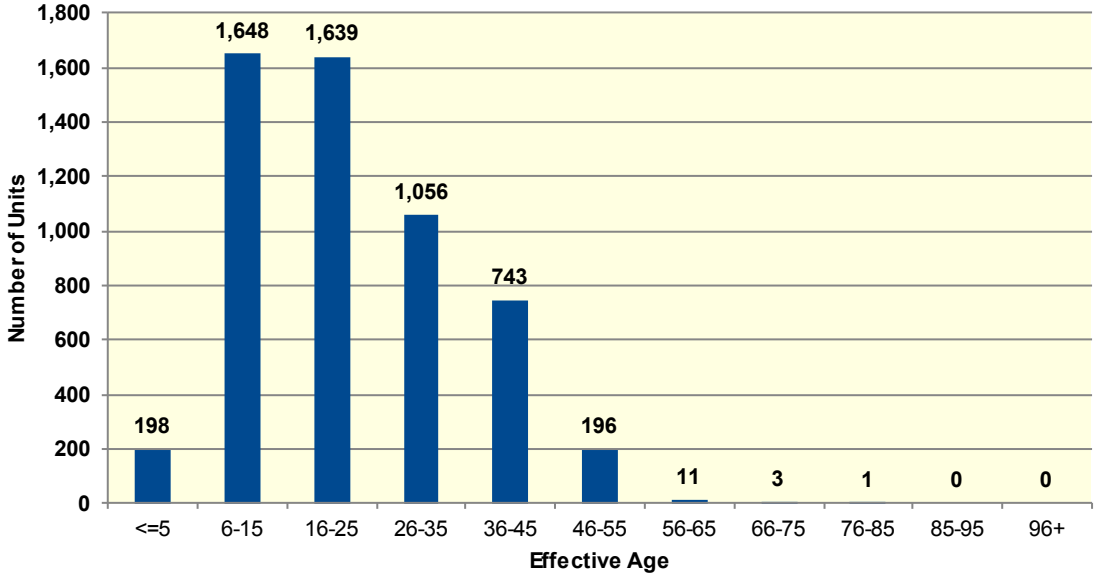
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	394	20	0	78	0	492
1940 - 1959	404	6	0	52	12	474
1960 - 1979	775	23	0	36	356	1,190
1980 - 1999	1,191	46	13	34	268	1,552
2000- 2009	1,170	97	101	53	84	1,505
> 2010	208	37	0	33	9	287
Total	**4,142**	**229**	**114**	**286**	**729**	**5,500**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 19.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 19.2
Effective Age of Dwelling
Sublette County
Assessor Data: May 2017



By comparing Diagram 19.1 with Diagram 19.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 19.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 0 apartment units and another 77 single-family units.

Table 19.3
Effective Age of Dwelling
Sublette County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	147	24	0	21	6	198
6 - 25	2,687	147	114	112	231	3,291
26 - 45	1,231	58	0	127	384	1,800
46 - 65	77	0	0	25	105	207
66 or More	0	0	0	1	3	4
Total	**4,142**	**229**	**114**	**286**	**729**	**5,500**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[39]

Overall, 50.2 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 2,762 dwelling units, as noted in Table 19.4, below. As shown, 20.6 percent of units were of good quality, 5.0 percent were of very good quality, and 0.8 percent were of excellent quality, representing 1,133, 273, and 46 units, respectively.

Table 19.4
Quality of Materials and Workmanship Used In Construction
Sublette County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	54	0	0	24	109	187
Fair	623	108	2	34	332	1,099
Average	2,166	104	86	182	224	2,762
Good	998	17	26	34	58	1,133
Very Good	268	0	0	4	1	273
Excellent	33	0	0	8	5	46
Total	**4,142**	**229**	**114**	**286**	**729**	**5,500**

Over 52.2 percent of single-family homes, or 2,166 units, and 45.4 percent of apartment units, or 104 units, were constructed with average materials and workmanship. More than 15.0 percent of single-family homes, or 623 units, and 45.5 percent of manufactured homes, or 332 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 187 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 19.5, below, presents this information for single-family homes.[40] More than 11.1 percent of the single-family units with the lowest quality rating were built before 1940, and another 8 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective

[39] Data describing these specific details are presented in the tables contained in Appendix A.
[40] The total includes 2 parcels that lacked a quality of materials designation.

rehabilitation. Since 2010 there have been 10 homes built that with low or fair quality materials, with most homes being built with average or good materials.

Table 19.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Sublette County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	6	109	245	26	8	0	394
1940 - 1959	8	135	216	42	3	0	404
1960 - 1979	20	154	457	128	14	2	775
1980 - 1999	15	142	563	374	85	12	1,191
2000 – 2009	5	73	582	362	134	14	1,170
>2010	0	10	103	66	24	5	208
Total	**54**	**623**	**2,166**	**998**	**268**	**33**	**4,142**

Physical Condition of the Dwelling

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 86.9 percent of all homes, or 4,780 units, can be classed as being in average or good physical condition, 127 units are in very good condition and 77 units are in excellent condition. However, 1.0 percent, or 55 units, are in poor and additional 8.3 percent, or 461 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 4.8 percent of single-family homes, 7.8 percent of apartment units, and 36.3 percent of manufactured homes are in unsuitable condition. This represents 199 single-family units, 18 apartments, and another 265 manufactured homes. These data are presented in Table 19.6, on the following page.

Table 19.6 Physical Condition of Dwelling Units Sublette County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	14	0	0	2	39	55
Fair	185	18	0	32	226	461
Average	3,005	117	40	189	408	3,759
Good	799	57	74	42	49	1,021
Very Good	99	13	0	13	2	127
Excellent	40	24	0	8	5	77
Total	**4,142**	**229**	**114**	**286**	**729**	**5,500**

The physical condition ratings of the 4,142 single-family homes in Sublette County have been further partitioned by quality designations and are presented in Table 19.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 62 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 19.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Sublette County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	4	8	2	0	0	0	14
Fair	25	100	60	0	0	0	185
Average	24	482	1,653	682	149	15	3,005
Good	1	27	389	271	98	13	799
Very Good	0	4	43	32	17	3	99
Excellent	0	2	19	13	4	2	40
Total	**54**	**623**	**2,762**	**1,133**	**273**	**46**	**4,142**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 677 single-family homes built with substandard materials or workmanship. A total of 137 housing units built with substandard quality, or 3.3 percent of single-family homes, have ended up in poor or fair condition. Another 12.2 percent, or 506 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 54 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 6 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 19.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 19.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Sublette County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	0	2	4	0	0	0	6
1940 - 1959	2	4	2	0	0	0	8
1960 - 1979	1	14	5	0	0	0	20
1980 - 1999	1	4	10	0	0	0	15
2000 - 2009	0	1	3	1	0	0	5
>2010	0	0	0	0	0	0	0
Total	**4**	**25**	**24**	**1**	**0**	**0**	**54**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 19.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,624.3 square feet. However, homes with a finished basement tended had an average size of 1,812.3 square feet. Apartment units without a basement were much smaller, at 1,425.1 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 456.6 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,077.2 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 19.9 Average Floor Area by Dwelling Type Sublette County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,624.3	1,812.3
Apartment	1,425.1	1,485.4
All Other	456.6	519.2
Manufactured Home	1,077.2	1,083.5
Average	**1,488.9**	**1,663.1**

Table 19.10, below, indicates the type of roof in dwelling units. A majority, 95.1 percent of single-family homes, had hip and/or gable roofs.

Table 19.10 Type of Roof in Dwelling Units Sublette County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	9	0	1	0	256	266
Gable	3,855	227	107	275	430	4,894
Hip/Gable	79	2	1	2	2	86
Gambrel	60	0	0	2	0	62
Irregular	68	0	0	1	1	70
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	18	0	5	5	8	36
Steel Frame	0	0	0	0	0	0
Total	**4,142**	**229**	**114**	**286**	**729**	**5,500**

Table 19.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 77 percent of all single-family homes had either one or two bathrooms. Another 37.4 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 19.11 Number of Bathrooms per Dwelling Unit Sublette County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	112	38	2	81	26	259
1	1,450	5	29	36	515	2,035
2	1,755	36	79	43	146	2,059
3	465	0	4	17	14	500
4	138	73	0	8	7	226
5	62	1	0	15	7	85
6	25	12	0	1	0	38
Missing	135	64	0	85	14	298.0
Total	**4,142**	**229**	**114**	**286**	**729**	**5,500**

Table 19.12, below, shows the primary types of exterior walls used in the dwelling units. Over 1,251 single-family homes had frame siding and 386 manufactured homes had metal siding.

Table 19.12
Exterior Wall of Dwelling Units
Sublette County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	167	21	6	0	0	194
Frame Siding	1,251	30	9	0	0	1,290
Frame Stucco	54	8	4	0	0	66
Frame Vinyl	417	49	25	0	0	491
Lap Siding	0	0	0	0	140	140
Masonry	53	4	0	0	0	57
Metal Siding	0	0	0	0	386	386
Pine	15	0	0	218	0	233
All Other	2,185	117	70	68	203	2,643
Total	**4,142**	**229**	**114**	**286**	**729**	**5,500**

SUMMARY

There are a total of 5,500 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 5,500 dwelling units, 4,142 were single-family homes. More than 1.3 percent of these, or 54 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 29 homes are currently in unsuitable condition. On the other hand, 62 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: SWEETWATER COUNTY

SWEETWATER COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 16,290 residential parcels for Sweetwater County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 16,396 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 11,271 are single-family homes, 671 are apartment units, which include duplexes or tri-plexes, 501 are townhomes or condos, 10 are other units such as cabins and mixed retail with residential units, and 3,943 are manufactured homes, as noted in Table 20.1, below.

Table 20.1
Total Residential Units by Type of Unit
Sweetwater County
Assessor Data, May 2017

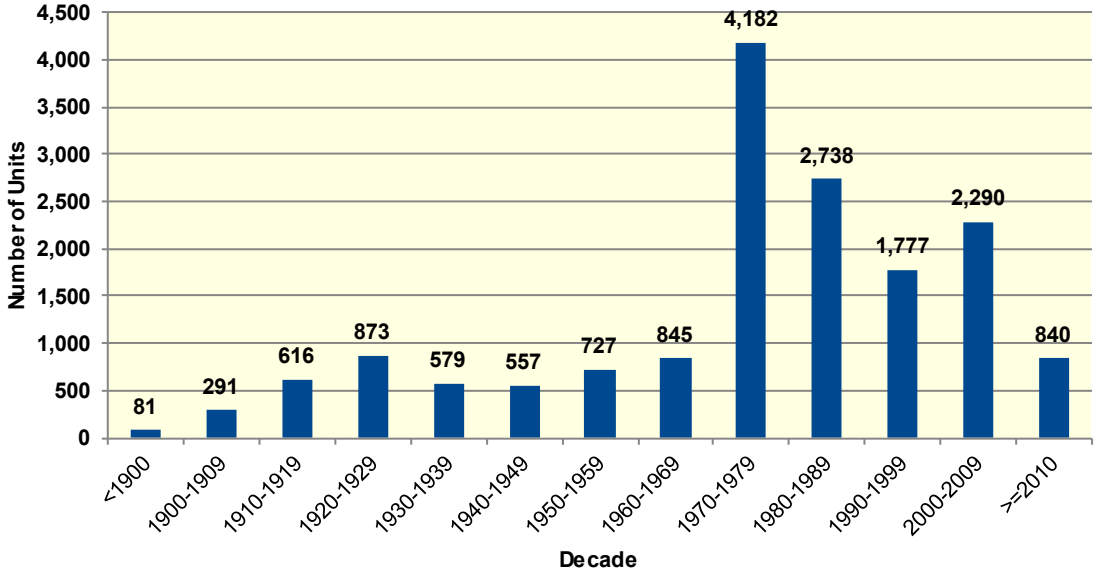
Housing Type	Total Parcels	Total Units
Single-Family	11,271	11,271
Apartment	565	671
Townhome or Condo	501	501
All Other units	10	10
Manufactured Home	3,943	3,943
Total	**16,290**	**16,396**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 4,182 units were built, as seen in Diagram 20.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 2,738 units were built during the 1980s, and 1,777 units were built during the 1990s.

Diagram 20.1
Existing Housing Units Built by Decade
Sweetwater County
May 2017



Between 2000 and 2009, there were 2,290 units added to the Sweetwater housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 840 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 16,396 units found in the CAMA system, 14.8 percent were built prior to 1940, 7.8 percent were built between 1940 and 1959, and 30.6 percent were constructed between 1960 and 1979, as seen in Table 20.2, below. These data imply that 6,339 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

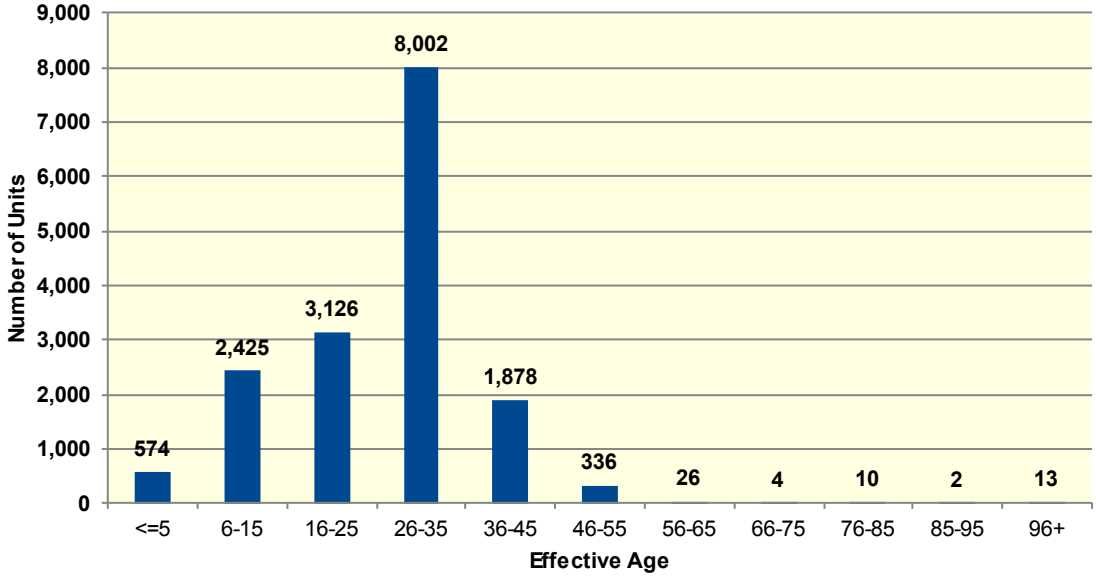
Table 20.2 Era of Construction Sweetwater County Assessor Data, May 2017						
Era of Construction	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
< 1940	2,386	53	0	1	0	2,440
1940 - 1959	1,229	41	0	1	13	1,284
1960 - 1979	3,278	120	24	0	1,605	5,027
1980 - 1999	2,605	56	368	3	1,483	4,515
2000- 2009	1,104	397	82	2	705	2,290
> 2010	669	4	27	3	137	840
Total	**11,271**	**671**	**501**	**10**	**3,943**	**16,396**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 20.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 20.2
Effective Age of Dwelling
Sweetwater County
Assessor Data: May 2017



By comparing Diagram 20.1 with Diagram 20.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 20.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 1 apartment units and another 62 single-family units.

Table 20.3
Effective Age of Dwelling
Sweetwater County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	474	2	17	1	80	574
6 - 25	3,465	440	98	8	1,540	5,551
26 - 45	7,270	228	386	1	1,995	9,880
46 - 65	37	0	0	0	325	362
66 or More	25	1	0	0	3	29
Total	**11,271**	**671**	**501**	**10**	**3,943**	**16,396**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[41]

Overall, 47.7 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 7,821 dwelling units, as noted in Table 20.4, below. As shown, 8.6 percent of units were of good quality and 0.3 percent were of very good quality, representing 1,416 and 48 units, respectively.

Table 20.4
Quality of Materials and Workmanship Used In Construction
Sweetwater County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	272	1	0	0	71	344
Fair	3,242	100	133	3	3,288	6,766
Average	6,308	559	364	6	584	7,821
Good	1,401	11	4	0	0	1,416
Very Good	47	0	0	1	0	48
Excellent	1	0	0	0	0	1
Total	**11,271**	**671**	**501**	**10**	**3,943**	**16,396**

Over 55.9 percent of single-family homes, or 6,308 units, and 83.3 percent of apartment units, or 559 units, were constructed with average materials and workmanship. More than 28.7 percent of single-family homes, or 3,242 units, and 83.3 percent of manufactured homes, or 3,288 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 344 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 20.5, below, presents this information for single-family homes.[42] More than 73.8 percent of the single-family units with the lowest quality rating were built before 1940, and another 55 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Since 2010 most units were built with average or good materials.

[41] Data describing these specific details are presented in the tables contained in Appendix A.

[42] The total includes 2 parcels that lacked a quality of materials designation.

Table 20.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Sweetwater County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	201	1,740	445	0	0	0	2,386
1940 - 1959	55	735	439	0	0	0	1,229
1960 - 1979	12	542	2,680	44	0	0	3,278
1980 - 1999	4	191	1,903	483	24	0	2,605
2000 – 2009	0	31	586	469	17	1	1,104
>2010	0	3	255	405	6	0	669
Total	**272**	**3,242**	**6,308**	**1,401**	**47**	**1**	**11,271**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 80.7 percent of all homes, or 13,232 units, can be classed as being in average or good physical condition, 352 units are in very good condition and 36 units are in excellent condition. However, 1.5 percent, or 258 units, are in poor and additional 15.3 percent, or 2,518 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 8.8 percent of single-family homes, 3.2 percent of apartment units, and 43.0 percent of manufactured homes are in unsuitable condition. This represents 992 single-family units, 22 apartments, and another 1,697 manufactured homes. These data are presented in Table 20.6, on the following page.

Table 20.6
Physical Condition of Dwelling Units
Sweetwater County
Assessor Data: May 2017

Condition	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Poor	195	1	0	0	62	258
Fair	797	21	64	1	1,635	2,518
Average	7,151	224	341	8	1,117	8,841
Good	2,745	425	92	1	1,128	4,391
Very Good	347	0	4	0	1	352
Excellent	36	0	0	0	0	36
Total	**11,271**	**671**	**501**	**10**	**3,943**	**16,396**

The physical condition ratings of the 11,271 single-family homes in Sweetwater County have been further partitioned by quality designations and are presented in Table 20.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 50 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 20.7
Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units
Sweetwater County
Assessor Data: May 2017

Physical Condition	Quality of Materials and Workmanship						
	Low	Fair	Average	Good	Very Good	Excellent	Total
Poor	156	37	2	0	0	0	195
Fair	107	641	48	1	0	0	797
Average	9	2,447	4,607	87	1	0	7,151
Good	0	117	1,606	1,016	6	0	2,745
Very Good	0	0	45	268	33	1	347
Excellent	0	0	0	29	7	0	36
Total	**272**	**3,242**	**7,821**	**1,416**	**48**	**1**	**11,271**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 3,514 single-family homes built with substandard materials or workmanship. A total of 941 housing units built with substandard quality, or 8.3 percent of single-family homes, have ended up in poor or fair condition. Another 21.7 percent, or 2,456 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 272 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 3 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 20.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 20.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Sweetwater County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	115	80	6	0	0	0	201
1940 - 1959	34	19	2	0	0	0	55
1960 - 1979	5	7	0	0	0	0	12
1980 - 1999	2	1	1	0	0	0	4
2000 - 2009	0	0	0	0	0	0	0
>2010	0	0	0	0	0	0	0
Total	**156**	**107**	**9**	**0**	**0**	**0**	**272**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 20.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,364.5 square feet. However, homes with a finished basement tended had an average size of 1,809.3 square feet. Apartment units without a basement were much smaller, at 1,333.4 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 449.9 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,164.0 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 20.9 Average Floor Area by Dwelling Type Sweetwater County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,364.5	1,809.3
Apartment	1,333.4	1,453.5
All Other	449.9	605.4
Manufactured Home	1,164.0	1,164.3
Average	**1,309.2**	**1,631.4**

Table 20.10, below, indicates the type of roof in dwelling units. A majority, 87.9 percent of single-family homes, had hip and/or gable roofs.

Table 20.10 Type of Roof in Dwelling Units Sweetwater County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	64	4	4	0	19	91
Gable	8,636	597	492	8	234	9,967
Hip/Gable	1,277	33	5	0	0	1,315
Gambrel	40	4	0	1	0	45
Irregular	41	2	0	0	1	44
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	30	2	0	0	2	34
Steel Frame	0	0	0	0	0	0
Total	**11,271**	**671**	**501**	**10**	**3,943**	**16,396**

Table 20.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 80 percent of all single-family homes had either one or two bathrooms. Another 49.3 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 20.11 Number of Bathrooms per Dwelling Unit Sweetwater County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	82	0	0	1	14	97
1	3,646	56	333	4	1,928	5,967
2	5,454	497	136	3	1,999	8,089
3	1,770	27	10	2	2	1,811
4	219	71	0	0	0	290
5	48	7	0	0	0	55
6	14	11	0	0	0	25
Missing	38	2	22	0	0	62.0
Total	**11,271**	**671**	**501**	**10**	**3,943**	**16,396**

Table 20.12, below, shows the primary types of exterior walls used in the dwelling units. Over 2,747 single-family homes had frame siding and 3,874 manufactured homes had metal siding.

Table 20.12
Exterior Wall of Dwelling Units
Sweetwater County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	564	18	0	0	0	582
Frame Siding	2,747	55	47	0	0	2,849
Frame Stucco	1,157	13	67	0	0	1,237
Frame Vinyl	3,868	478	82	0	0	4,428
Lap Siding	0	0	0	0	7	7
Masonry	63	4	0	0	0	67
Metal Siding	0	0	0	0	3,874	3,874
Pine	1	0	0	7	0	8
All Other	2,871	103	305	3	62	3,344
Total	**11,271**	**671**	**501**	**10**	**3,943**	**16,396**

SUMMARY

There are a total of 16,396 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 16,396 dwelling units, 11,271 were single-family homes. More than 2.4 percent of these, or 272 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 263 homes are currently in unsuitable condition. On the other hand, 51 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: TETON COUNTY

TETON COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 11,287 residential parcels for Teton County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 12,466 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 7,492 are single-family homes, 1,481 are apartment units, which include duplexes or tri-plexes, 3,056 are townhomes or condos, 56 are other units such as cabins and mixed retail with residential units, and 381 are manufactured homes, as noted in Table 21.1, below.

Table 21.1
Total Residential Units by Type of Unit
Teton County
Assessor Data, May 2017

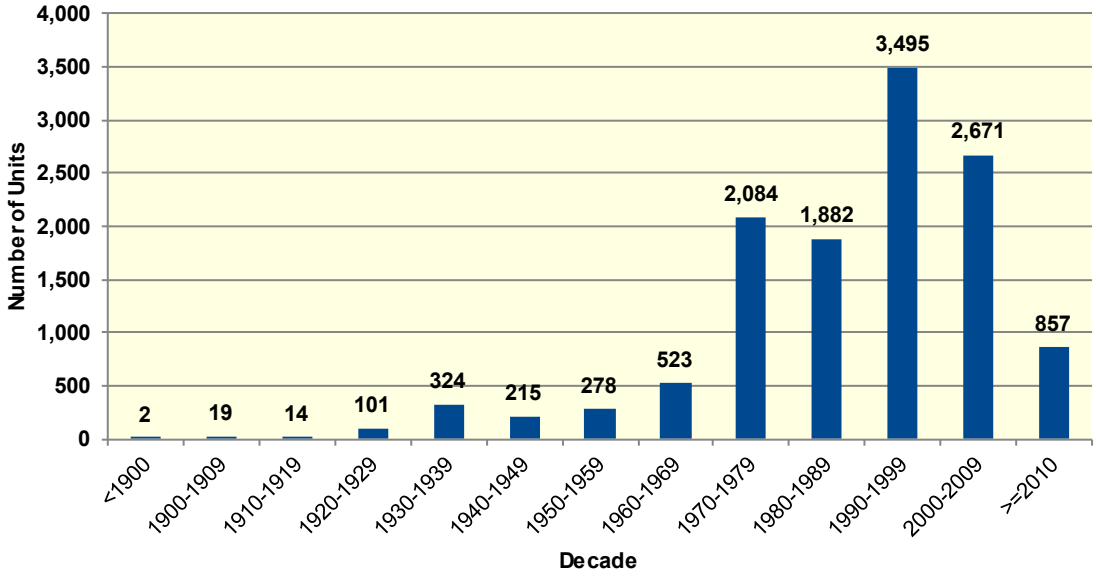
Housing Type	Total Parcels	Total Units
Single-Family	7,492	7,492
Apartment	302	1,481
Townhome or Condo	3,056	3,056
All Other units	56	56
Manufactured Home	381	381
Total	**11,287**	**12,466**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 2,084 units were built, as seen in Diagram 21.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 1,882 units were built during the 1980s, and 3,495 units were built during the 1990s.

Diagram 21.1
Existing Housing Units Built by Decade
Teton County
May 2017



Between 2000 and 2009, there were 2,671 units added to the Teton housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 857 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 12,466 units found in the CAMA system, 3.6 percent were built prior to 1940, 3.9 percent were built between 1940 and 1959, and 20.9 percent were constructed between 1960 and 1979, as seen in Table 21.2, below. These data imply that 2,424 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

Table 21.2
Era of Construction
Teton County
Assessor Data, May 2017

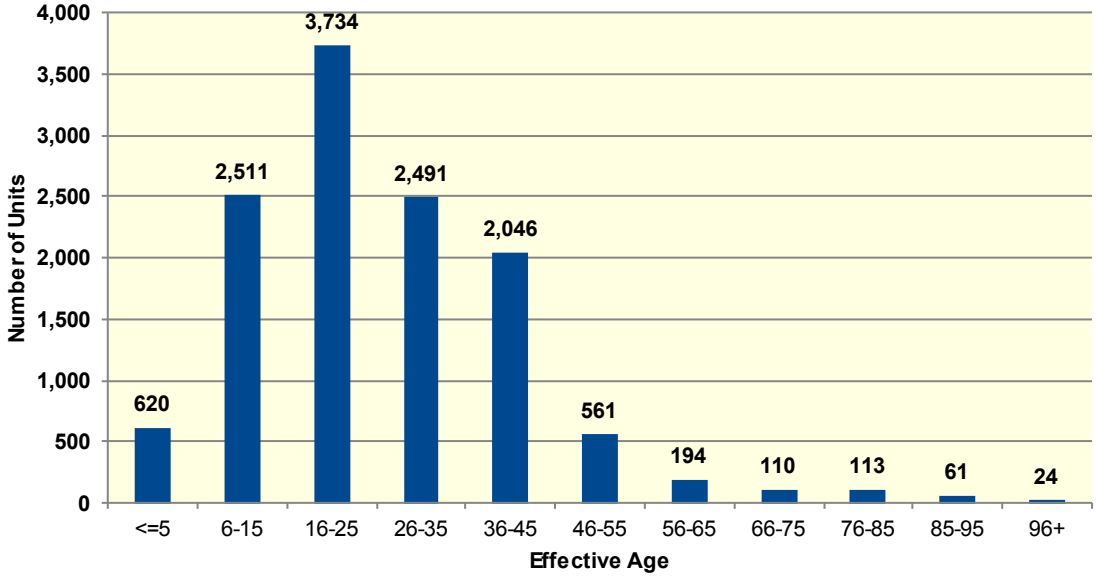
Era of Construction	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
< 1940	432	19	1	8	0	460
1940 - 1959	402	73	3	13	2	493
1960 - 1979	1,495	151	869	12	80	2,607
1980 - 1999	3,234	801	1,200	14	128	5,377
2000- 2009	1,397	356	769	5	144	2,671
> 2010	532	81	214	4	27	858
Total	**7,492**	**1,481**	**3,056**	**56**	**381**	**12,466**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 21.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 21.2
Effective Age of Dwelling
Teton County
Assessor Data: May 2017



By comparing Diagram 21.1 with Diagram 21.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 21.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 96 apartment units and another 862 single-family units.

Table 21.3
Effective Age of Dwelling
Teton County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	385	75	134	2	25	621
6 - 25	3,583	1,033	1,401	17	211	6,245
26 - 45	2,662	277	1,467	18	113	4,537
46 - 65	570	83	54	16	32	755
66 or More	292	13	0	3	0	308
Total	**7,492**	**1,481**	**3,056**	**56**	**381**	**12,466**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[43]

Overall, 63.7 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 7,946 dwelling units, as noted in Table 21.4, below. As shown, 14.5 percent of units were of good quality, 6.9 percent were of very good quality, and 4.5 percent were of excellent quality, representing 1,814, 860, and 566 units, respectively.

Table 21.4
Quality of Materials and Workmanship Used In Construction
Teton County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	46	3	0	4	1	54
Fair	675	454	38	21	38	1,226
Average	4,377	843	2,386	28	312	7,946
Good	1,361	181	239	3	30	1,814
Very Good	556	0	304	0	0	860
Excellent	477	0	89	0	0	566
Total	**7,492**	**1,481**	**3,056**	**56**	**381**	**12,466**

Over 58.4 percent of single-family homes, or 4,377 units, and 56.9 percent of apartment units, or 843 units, were constructed with average materials and workmanship. More than 9.0 percent of single-family homes, or 675 units, and 9.9 percent of manufactured homes, or 38 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 54 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 21.5, below, presents this information for single-family homes.[44] More than 56.5 percent of the single-family units with the lowest quality rating were built before 1940, and another 8 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective

[43] Data describing these specific details are presented in the tables contained in Appendix A.
[44] The total includes 2 parcels that lacked a quality of materials designation.

rehabilitation. Since 2010 129 units were built with excellent materials with an additional 77 units built with very good materials.

Table 21.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Teton County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	26	128	265	12	1	0	432
1940 - 1959	8	118	266	9	1	0	402
1960 - 1979	10	262	1,107	99	15	2	1,495
1980 - 1999	2	118	1,966	751	254	143	3,234
2000 – 2009	0	44	556	386	208	203	1,397
>2010	0	5	217	104	77	129	532
Total	**46**	**675**	**4,377**	**1,361**	**556**	**477**	**7,492**

Physical Condition of the Dwelling

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 69.7 percent of all homes, or 8,696 units, can be classed as being in average or good physical condition, 1,378 units are in very good condition and 1,018 units are in excellent condition. However, 3.6 percent, or 459 units, are in poor and additional 7.3 percent, or 915 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 10.9 percent of single-family homes, 36.3 percent of apartment units, and 1.0 percent of manufactured homes are in unsuitable condition. This represents 818 single-family units, 539 apartments, and another 4 manufactured homes. These data are presented in Table 21.6, on the following page.

Table 21.6 Physical Condition of Dwelling Units Teton County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	29	426	0	4	0	459
Fair	789	113	0	9	4	915
Average	2,855	510	2,030	30	307	5,732
Good	2,182	278	454	11	39	2,964
Very Good	954	50	360	1	13	1,378
Excellent	683	104	212	1	18	1,018
Total	**7,492**	**1,481**	**3,056**	**56**	**381**	**12,466**

The physical condition ratings of the 7,492 single-family homes in Teton County have been further partitioned by quality designations and are presented in Table 21.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 351 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 21.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Teton County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	14	10	5	0	0	0	29
Fair	29	409	346	5	0	0	789
Average	3	235	2,392	192	29	4	2,855
Good	0	15	1,211	721	173	62	2,182
Very Good	0	6	196	285	244	223	954
Excellent	0	0	227	158	110	188	683
Total	**46**	**675**	**7,946**	**1,814**	**860**	**566**	**7,492**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 721 single-family homes built with substandard materials or workmanship. A total of 462 housing units built with substandard quality, or 6.1 percent of single-family homes, have ended up in poor or fair condition. Another 3.1 percent, or 238 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 46 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 1 single-family home built since 1980 has already fallen into a poor or fair state, as seen below in Table 21.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 21.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Teton County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	11	14	1	0	0	0	26
1940 - 1959	2	6	0	0	0	0	8
1960 - 1979	0	9	1	0	0	0	10
1980 - 1999	1	0	1	0	0	0	2
2000 - 2009	0	0	0	0	0	0	0
>2010	0	0	0	0	0	0	0
Total	**14**	**29**	**3**	**0**	**0**	**0**	**46**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

SELECTED CHARACTERISTICS

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 21.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 2,357.6 square feet. However, homes with a finished basement tended had an average size of 2,593.3 square feet. Apartment units without a basement were much smaller, at 1,164.8 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 615.7 square feet per unit, with manufactured homes (without basement) somewhat large, at 950.8 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 21.9 Average Floor Area by Dwelling Type Teton County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	2,357.6	2,593.3
Apartment	1,164.8	1,383.6
All Other	615.7	666.3
Manufactured Home	950.8	950.8
Average	**1,981.5**	**2,246.8**

Table 21.10, below, indicates the type of roof in dwelling units. A majority, 94.5 percent of single-family homes, had hip and/or gable roofs.

Table 21.10 Type of Roof in Dwelling Units Teton County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	74	70	73	0	58	275
Gable	5,267	1,278	996	52	291	7,884
Hip/Gable	1,820	102	1,834	1	0	3,757
Gambrel	64	1	0	2	7	74
Irregular	68	0	11	0	0	79
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	151	30	112	1	0	294
Steel Frame	0	0	28	0	0	28
Total	**7,492**	**1,481**	**3,056**	**56**	**381**	**12,466**

Table 21.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Nearly 50 percent of all single-family homes had either one or two bathrooms. Another 34.3 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 21.11 Number of Bathrooms per Dwelling Unit Teton County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	54	329	14	4	1	402
1	1,035	2	1,135	5	167	2,344
2	2,635	57	1,373	4	211	4,280
3	1,777	58	418	5	2	2,260
4	917	65	111	5	0	1,098
5	435	27	5	3	0	470
6	234	166	0	0	0	400
Missing	405	777	0	30	0	1,212.0
Total	**7,492**	**1,481**	**3,056**	**56**	**381**	**12,466**

Table 21.12, below, shows the primary types of exterior walls used in the dwelling units. Over 1,801 single-family homes had frame siding and 265 manufactured homes had metal siding.

Table 21.12
Exterior Wall of Dwelling Units
Teton County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	5	24	1	0	0	30
Frame Siding	1,801	3	39	0	0	1,843
Frame Stucco	48	1	6	0	0	55
Frame Vinyl	13	0	0	0	0	13
Lap Siding	0	0	0	0	20	20
Masonry	67	7	51	0	0	125
Metal Siding	0	0	0	0	265	265
Pine	5	0	0	12	0	17
All Other	5,553	1,446	2,959	44	96	10,098
Total	**7,492**	**1,481**	**3,056**	**56**	**381**	**12,466**

SUMMARY

There are a total of 12,466 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 12,466 dwelling units, 7,492 were single-family homes. More than 0.6 percent of these, or 46 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 43 homes are currently in unsuitable condition. On the other hand, 356 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: UINTA COUNTY

UINTA COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 8,227 residential parcels for Uinta County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 8,979 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 5,694 are single-family homes, 1,088 are apartment units, which include duplexes or tri-plexes, 421 are townhomes or condos, 43 are other units such as cabins and mixed retail with residential units, and 1,733 are manufactured homes, as noted in Table 22.1, below.

Table 22.1
Total Residential Units by Type of Unit
Uinta County
Assessor Data, May 2017

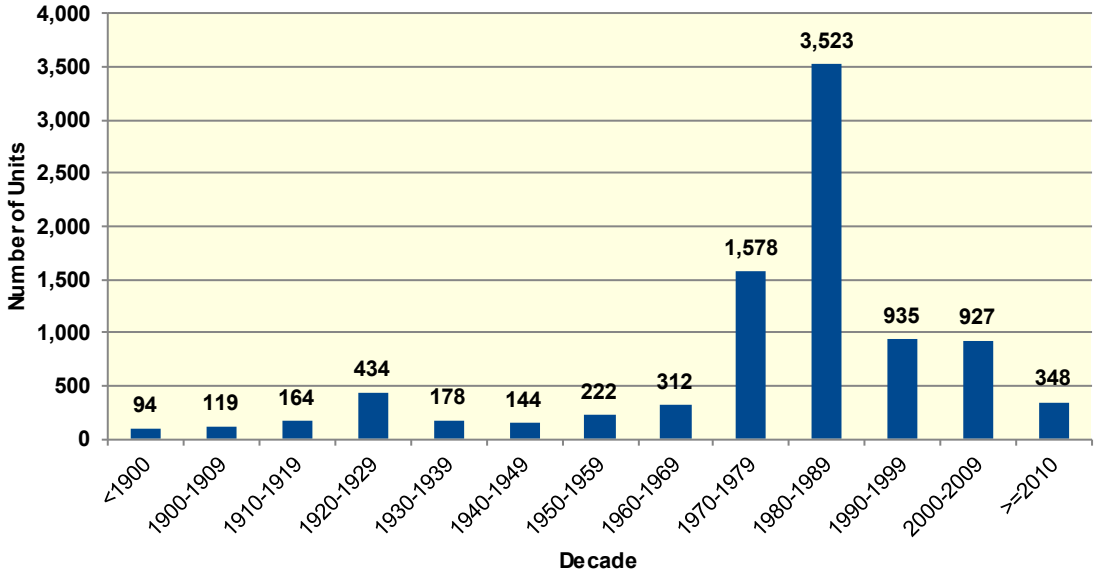
Housing Type	Total Parcels	Total Units
Single-Family	5,694	5,694
Apartment	336	1,088
Townhome or Condo	421	421
All Other units	43	43
Manufactured Home	1,733	1,733
Total	**8,227**	**8,979**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 1,578 units were built, as seen in Diagram 22.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 3,523 units were built during the 1980s, and 935 units were built during the 1990s.

Diagram 22.1
Existing Housing Units Built by Decade
Uinta County
May 2017



Between 2000 and 2009, there were 927 units added to the Uinta housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 348 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 8,979 units found in the CAMA system, 11.0 percent were built prior to 1940, 4.0 percent were built between 1940 and 1959, and 21.0 percent were constructed between 1960 and 1979, as seen in Table 22.2, below. These data imply that 2,354 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

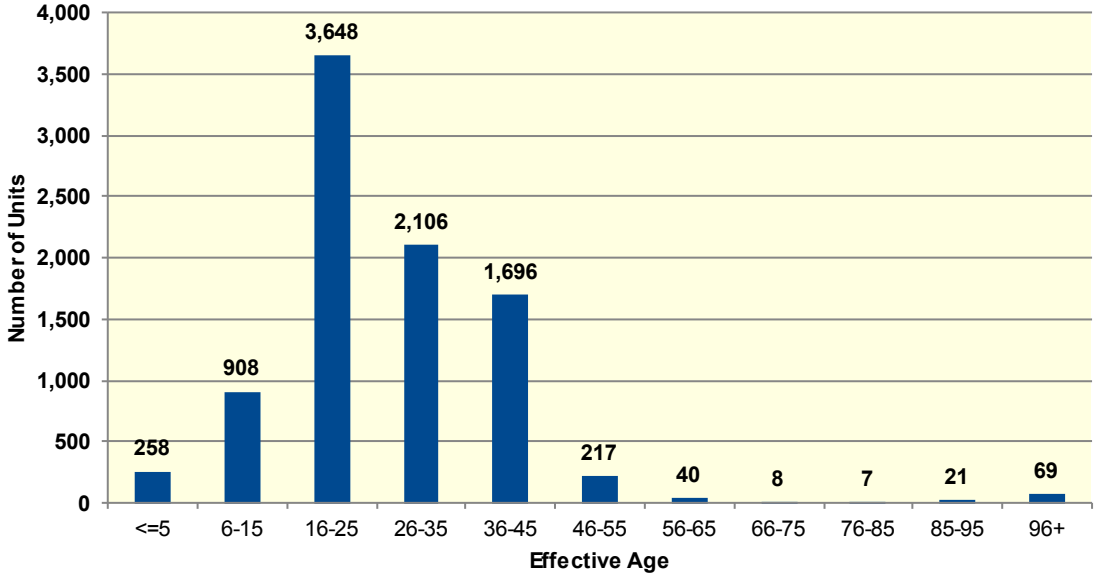
Table 22.2 Era of Construction Uinta County Assessor Data, May 2017						
Era of Construction	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
< 1940	948	35	0	6	0	989
1940 - 1959	344	14	0	1	7	366
1960 - 1979	828	86	6	4	966	1,890
1980 - 1999	2,516	945	329	11	657	4,458
2000- 2009	769	8	64	9	77	927
> 2010	289	0	22	12	26	349
Total	**5,694**	**1,088**	**421**	**43**	**1,733**	**8,979**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 22.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 22.2
Effective Age of Dwelling
Uinta County
Assessor Data: May 2017



By comparing Diagram 22.1 with Diagram 22.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 22.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 48 apartment units and another 95 single-family units.

Table 22.3
Effective Age of Dwelling
Uinta County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	209	0	22	8	20	259
6 - 25	3,572	569	64	23	328	4,556
26 - 45	1,818	471	335	3	1,175	3,802
46 - 65	27	17	0	3	210	257
66 or More	68	31	0	6	0	105
Total	**5,694**	**1,088**	**421**	**43**	**1,733**	**8,979**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[45]

Overall, 51.8 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 4,652 dwelling units, as noted in Table 22.4, below. As shown, 1.0 percent of units were of good quality and 0.1 percent were of very good quality, representing 90 and 11 units, respectively.

Table 22.4
Quality of Materials and Workmanship Used In Construction
Uinta County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	172	482	0	29	197	880
Fair	1,440	475	97	5	1,329	3,346
Average	3,982	131	324	9	206	4,652
Good	89	0	0	0	1	90
Very Good	11	0	0	0	0	11
Excellent	0	0	0	0	0	0
Total	**5,694**	**1,088**	**421**	**43**	**1,733**	**8,979**

Over 69.9 percent of single-family homes, or 3,982 units, and 12.0 percent of apartment units, or 131 units, were constructed with average materials and workmanship. More than 25.2 percent of single-family homes, or 1,440 units, and 76.6 percent of manufactured homes, or 1,329 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 880 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 22.5, below, presents this information for single-family homes.[46] More than 56.3 percent of the single-family units with the lowest quality rating were built before 1940, and another 21 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low quality units still

[45] Data describing these specific details are presented in the tables contained in Appendix A.
[46] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 6 such single-family structures built since 2010, and an additional 22 units built with fair materials. Consideration should be given to ways to avoid this condition.

Table 22.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Uinta County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	97	386	461	4	0	0	948
1940 - 1959	21	158	165	0	0	0	344
1960 - 1979	24	227	576	1	0	0	828
1980 - 1999	23	541	1,924	27	1	0	2,516
2000 – 2009	1	106	607	47	8	0	769
>2010	6	22	249	10	2	0	289
Total	**172**	**1,440**	**3,982**	**89**	**11**	**0**	**5,694**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 82.9 percent of all homes, or 7,444 units, can be classed as being in average or good physical condition. However, 3.0 percent, or 274 units, are in poor and additional 14.0 percent, or 1,261 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 11.1 percent of single-family homes, 22.8 percent of apartment units, and 35.6 percent of manufactured homes are in unsuitable condition. This represents 635 single-family units, 249 apartments, and another 617 manufactured homes. These data are presented in Table 22.6, on the following page.

Table 22.6 Physical Condition of Dwelling Units Uinta County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	88	16	0	1	169	274
Fair	547	233	23	10	448	1,261
Average	5,054	839	398	32	1,116	7,439
Good	5	0	0	0	0	5
Very Good	0	0	0	0	0	0
Excellent	0	0	0	0	0	0
Total	**5,694**	**1,088**	**421**	**43**	**1,733**	**8,979**

The physical condition ratings of the 5,694 single-family homes in Uinta County have been further partitioned by quality designations and are presented in Table 22.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 132 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 22.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Uinta County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	54	30	4	0	0	0	88
Fair	95	324	128	0	0	0	547
Average	23	1,086	3,850	89	6	0	5,054
Good	0	0	0	0	5	0	5
Very Good	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0
Total	**172**	**1,440**	**4,652**	**90**	**11**	**0**	**5,694**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 1,612 single-family homes built with substandard materials or workmanship. A total of 503 housing units built with substandard quality, or 8.8 percent of single-family homes, have ended up in poor or fair condition. Another 19.4 percent, or 1,109 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 172 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 14 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 22.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 22.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Uinta County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	42	51	4	0	0	0	97
1940 - 1959	5	16	0	0	0	0	21
1960 - 1979	4	17	3	0	0	0	24
1980 - 1999	3	8	12	0	0	0	23
2000 - 2009	0	0	1	0	0	0	1
>2010	0	3	3	0	0	0	6
Total	**54**	**95**	**23**	**0**	**0**	**0**	**172**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 22.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,661.6 square feet. However, homes with a finished basement tended had an average size of 1,997.0 square feet. Apartment units without a basement were much smaller, at 911.4 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 490.4 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,040.1 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 22.9 Average Floor Area by Dwelling Type Uinta County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,661.6	1,997.0
Apartment	911.4	1,527.6
All Other	490.4	490.4
Manufactured Home	1,040.1	1,040.1
Average	**1,472.5**	**1,892.8**

Table 22.10, below, indicates the type of roof in dwelling units. A majority, 98.3 percent of single-family homes, had hip and/or gable roofs.

Table 22.10 Type of Roof in Dwelling Units Uinta County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	24	6	0	0	700	730
Gable	3,631	582	261	32	966	5,472
Hip/Gable	1,965	112	159	2	3	2,241
Gambrel	32	0	0	6	0	38
Irregular	3	0	0	0	1	4
Reinforced Crete	1	0	0	0	0	1
Pre-stressed Crete	0	0	0	0	0	0
Shed	1	0	0	2	0	3
Steel Frame	0	0	0	0	0	0
Total	**5,694**	**1,088**	**421**	**43**	**1,733**	**8,979**

Table 22.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 80 percent of all single-family homes had either one or two bathrooms. Another 39.6 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 22.11 Number of Bathrooms per Dwelling Unit Uinta County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	86	0	3	16	205	310
1	1,677	135	178	16	1,185	3,191
2	2,920	114	177	4	338	3,553
3	867	3	15	4	3	892
4	88	96	0	1	2	187
5	28	5	0	1	0	34
6	19	38	0	1	0	58
Missing	9	697	48	0	0	754.0
Total	**5,694**	**1,088**	**421**	**43**	**1,733**	**8,979**

Table 22.12, below, shows the primary types of exterior walls used in the dwelling units. Over 676 single-family homes had frame siding and 965 manufactured homes had metal siding.

Table 22.12
Exterior Wall of Dwelling Units
Uinta County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	26	0	1	0	0	27
Frame Siding	676	193	34	0	0	903
Frame Stucco	455	106	0	0	0	561
Frame Vinyl	1,487	250	168	0	0	1,905
Lap Siding	0	0	0	0	410	410
Masonry	61	25	0	0	0	86
Metal Siding	0	0	0	0	965	965
Pine	2	0	0	41	0	43
All Other	2,987	514	218	2	358	4,079
Total	**5,694**	**1,088**	**421**	**43**	**1,733**	**8,979**

SUMMARY

There are a total of 8,979 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 8,979 dwelling units, 5,694 were single-family homes. More than 3.0 percent of these, or 172 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 149 homes are currently in unsuitable condition. On the other hand, 132 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: WASHAKIE COUNTY

WASHAKIE COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 3,681 residential parcels for Washakie County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 3,956 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 3,000 are single-family homes, 391 are apartment units, which include duplexes or tri-plexes, 30 are townhomes or condos, 17 are other units such as cabins and mixed retail with residential units, and 518 are manufactured homes, as noted in Table 23.1, below.

Table 23.1
Total Residential Units by Type of Unit
Washakie County
Assessor Data, May 2017

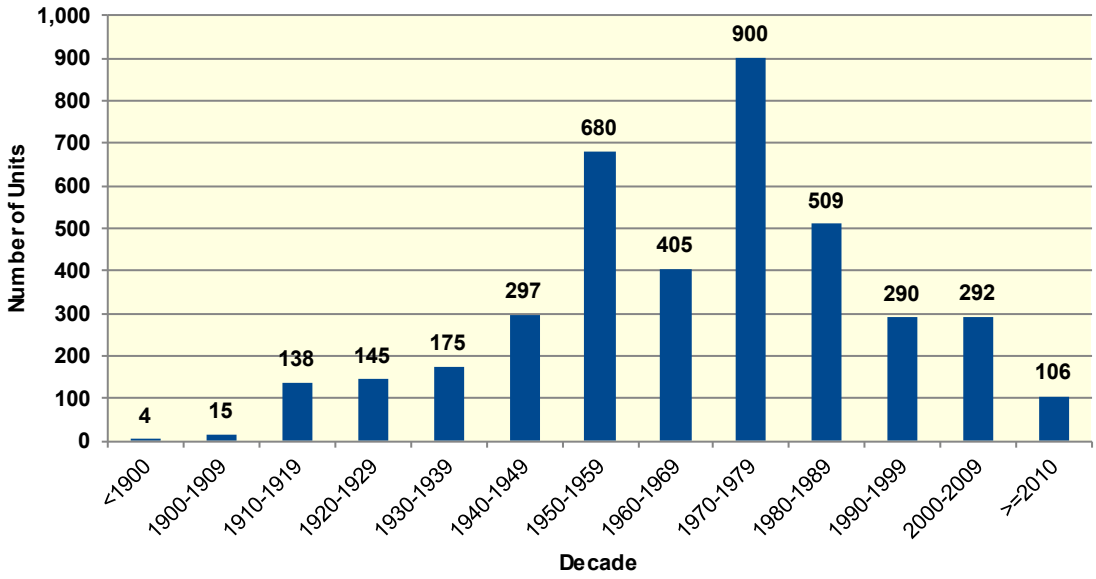
Housing Type	Total Parcels	Total Units
Single-Family	3,000	3,000
Apartment	116	391
Townhome or Condo	30	30
All Other units	17	17
Manufactured Home	518	518
Total	**3,681**	**3,956**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 900 units were built, as seen in Diagram 23.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 509 units were built during the 1980s, and 290 units were built during the 1990s.

Diagram 23.1
Existing Housing Units Built by Decade
Washakie County
May 2017



Between 2000 and 2009, there were 292 units added to the Washakie housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 106 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 3,956 units found in the CAMA system, 12.0 percent were built prior to 1940, 24.6 percent were built between 1940 and 1959, and 32.9 percent were constructed between 1960 and 1979, as seen in Table 23.2, below. These data imply that 2,020 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

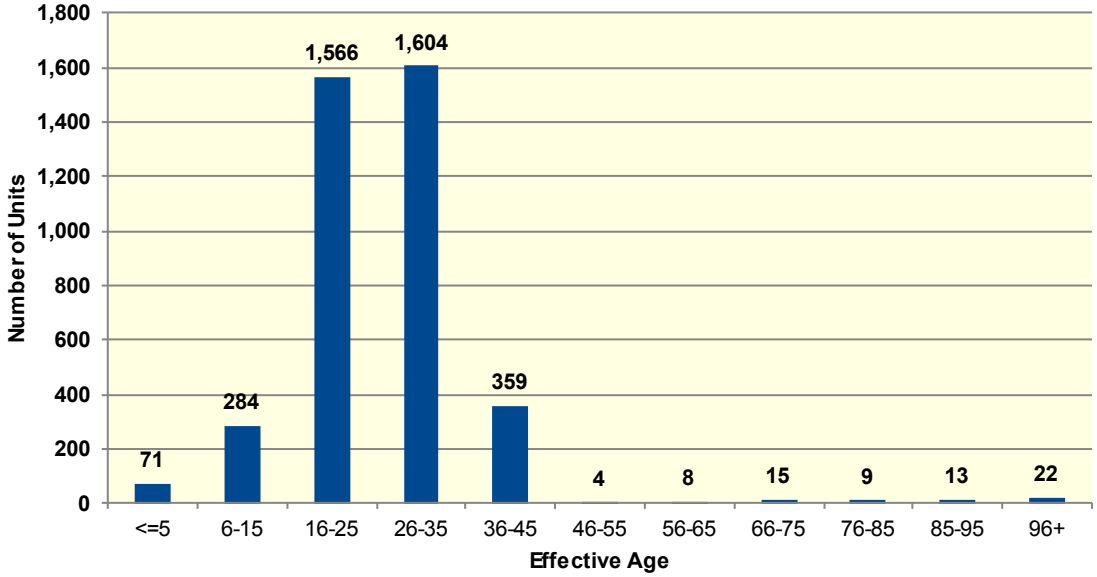
Table 23.2 Era of Construction Washakie County Assessor Data, May 2017						
Era of Construction	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
< 1940	435	40	0	2	0	477
1940 - 1959	863	107	0	3	4	977
1960 - 1979	898	131	0	2	274	1,305
1980 - 1999	531	84	0	2	182	799
2000- 2009	195	14	30	5	48	292
> 2010	78	15	0	3	10	106
Total	**3,000**	**391**	**30**	**17**	**518**	**3,956**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 23.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 23.2
Effective Age of Dwelling
Washakie County
Assessor Data: May 2017



By comparing Diagram 23.1 with Diagram 23.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 23.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 6 apartment units and another 66 single-family units.

Table 23.3
Effective Age of Dwelling
Washakie County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	61	3	0	1	6	71
6 - 25	1,250	57	30	9	504	1,850
26 - 45	1,623	325	0	7	8	1,963
46 - 65	12	0	0	0	0	12
66 or More	54	6	0	0	0	60
Total	**3,000**	**391**	**30**	**17**	**518**	**3,956**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[47]

Overall, 62.0 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 2,455 dwelling units, as noted in Table 23.4, below. As shown, 10.5 percent of units were of good quality and 1.2 percent were of very good quality, representing 417 and 47 units, respectively.

Table 23.4
Quality of Materials and Workmanship Used In Construction
Washakie County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	62	0	0	5	5	72
Fair	614	67	0	6	276	963
Average	1,929	298	4	6	218	2,455
Good	349	26	26	0	16	417
Very Good	44	0	0	0	3	47
Excellent	2	0	0	0	0	2
Total	**3,000**	**391**	**30**	**17**	**518**	**3,956**

Over 64.3 percent of single-family homes, or 1,929 units, and 76.2 percent of apartment units, or 298 units, were constructed with average materials and workmanship. More than 20.4 percent of single-family homes, or 614 units, and 53.2 percent of manufactured homes, or 276 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 72 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 23.5, below, presents this information for single-family homes.[48] More than 59.6 percent of the single-family units with the lowest quality rating were built before 1940, and another 15 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[47] Data describing these specific details are presented in the tables contained in Appendix A.
[48] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 8 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 23.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Washakie County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	37	182	204	12	0	0	435
1940 - 1959	15	210	601	36	1	0	863
1960 - 1979	4	145	663	82	4	0	898
1980 - 1999	4	52	349	113	13	0	531
2000 – 2009	1	18	77	79	19	1	195
>2010	1	7	35	27	7	1	78
Total	**62**	**614**	**1,929**	**349**	**44**	**2**	**3,000**

Physical Condition of the Dwelling

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 72.9 percent of all homes, or 2,885 units, can be classed as being in average or good physical condition, 176 units are in very good condition and 43 units are in excellent condition. However, 2.8 percent, or 113 units, are in poor and additional 18.6 percent, or 739 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 17.1 percent of single-family homes, 29.1 percent of apartment units, and 42.0 percent of manufactured homes are in unsuitable condition. This represents 515 single-family units, 114 apartments, and another 218 manufactured homes. These data are presented in Table 23.6, on the following page.

Table 23.6 Physical Condition of Dwelling Units Washakie County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	71	10	0	0	32	113
Fair	444	104	0	5	186	739
Average	1,512	228	2	7	212	1,961
Good	802	32	6	5	79	924
Very Good	129	16	22	0	9	176
Excellent	42	1	0	0	0	43
Total	**3,000**	**391**	**30**	**17**	**518**	**3,956**

The physical condition ratings of the 3,000 single-family homes in Washakie County have been further partitioned by quality designations and are presented in Table 23.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 234 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 23.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Washakie County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	29	29	13	0	0	0	71
Fair	26	192	221	3	2	0	444
Average	5	337	1,093	76	1	0	1,512
Good	2	49	526	205	20	0	802
Very Good	0	6	61	45	16	1	129
Excellent	0	1	15	20	5	1	42
Total	**62**	**614**	**2,455**	**417**	**47**	**2**	**3,000**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 676 single-family homes built with substandard materials or workmanship. A total of 276 housing units built with substandard quality, or 9.2 percent of single-family homes, have ended up in poor or fair condition. Another 11.4 percent, or 342 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 62 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 3 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 23.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 23.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Washakie County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	21	15	1	0	0	0	37
1940 - 1959	8	5	2	0	0	0	15
1960 - 1979	0	3	1	0	0	0	4
1980 - 1999	0	3	0	1	0	0	4
2000 - 2009	0	0	0	1	0	0	1
>2010	0	0	1	0	0	0	1
Total	**29**	**26**	**5**	**2**	**0**	**0**	**62**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 23.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,473.3 square feet. However, homes with a finished basement tended had an average size of 1,809.6 square feet. Apartment units without a basement were much smaller, at 849.9 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 589.9 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,184.6 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 23.9 Average Floor Area by Dwelling Type Washakie County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,473.3	1,809.6
Apartment	849.9	895.9
All Other	589.9	708.4
Manufactured Home	1,184.6	1,204.8
Average	**1,409.1**	**1,750.4**

Table 23.10, below, indicates the type of roof in dwelling units. A majority, 87.3 percent of single-family homes, had hip and/or gable roofs.

Table 23.10 Type of Roof in Dwelling Units Washakie County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	25	11	0	0	138	174
Gable	2,522	303	30	15	361	3,231
Hip/Gable	99	5	0	0	2	106
Gambrel	13	0	0	0	0	13
Irregular	18	15	0	2	1	36
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	0	0	0	0	0	0
Shed	14	0	0	0	5	19
Steel Frame	0	0	0	0	0	0
Total	**3,000**	**391**	**30**	**17**	**518**	**3,956**

Table 23.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 80 percent of all single-family homes had either one or two bathrooms. Another 46.0 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 23.11 Number of Bathrooms per Dwelling Unit Washakie County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	53	273	0	8	59	393
1	934	11	1	3	179	1,128
2	1,477	45	29	1	267	1,819
3	399	16	0	3	10	428
4	72	14	0	1	1	88
5	15	2	0	0	1	18
6	13	4	0	0	0	17
Missing	37	26	0	1	1	65.0
Total	**3,000**	**391**	**30**	**17**	**518**	**3,956**

Table 23.12, below, shows the primary types of exterior walls used in the dwelling units. Over 604 single-family homes had frame siding and 355 manufactured homes had metal siding.

Table 23.12
Exterior Wall of Dwelling Units
Washakie County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	47	4	0	0	0	51
Frame Siding	604	36	0	0	0	640
Frame Stucco	121	13	26	0	0	160
Frame Vinyl	349	38	0	0	0	387
Lap Siding	0	0	0	0	113	113
Masonry	21	18	0	0	0	39
Metal Siding	0	0	0	0	355	355
Pine	0	0	0	16	0	16
All Other	1,858	282	4	1	50	2,195
Total	**3,000**	**391**	**30**	**17**	**518**	**3,956**

SUMMARY

There are a total of 3,956 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 3,956 dwelling units, 3,000 were single-family homes. More than 2.0 percent of these, or 62 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 55 homes are currently in unsuitable condition. On the other hand, 239 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

HOUSING CONDITIONS: WESTON COUNTY

WESTON COUNTY HOUSING STOCK

The 2017 Wyoming Housing Conditions evaluation contains a total of 3,361 residential parcels for Weston County. Since some of these parcels, such as apartments, consist of more than one residential unit, the data comprises 3,450 total dwelling units. To reiterate, these are predominantly privately owned units; therefore, the total is slightly less than the totals portrayed in the 2010 census and the Wyoming Profile of Demographics, Economics, and Housing for the period ending December 31, 2016.

Of the total number of units, 2,396 are single-family homes, 109 are apartment units, which include duplexes or tri-plexes, 4 are townhomes or condos, 15 are other units such as cabins and mixed retail with residential units, and 926 are manufactured homes, as noted in Table 24.1, below.

Table 24.1
Total Residential Units by Type of Unit
Weston County
Assessor Data, May 2017

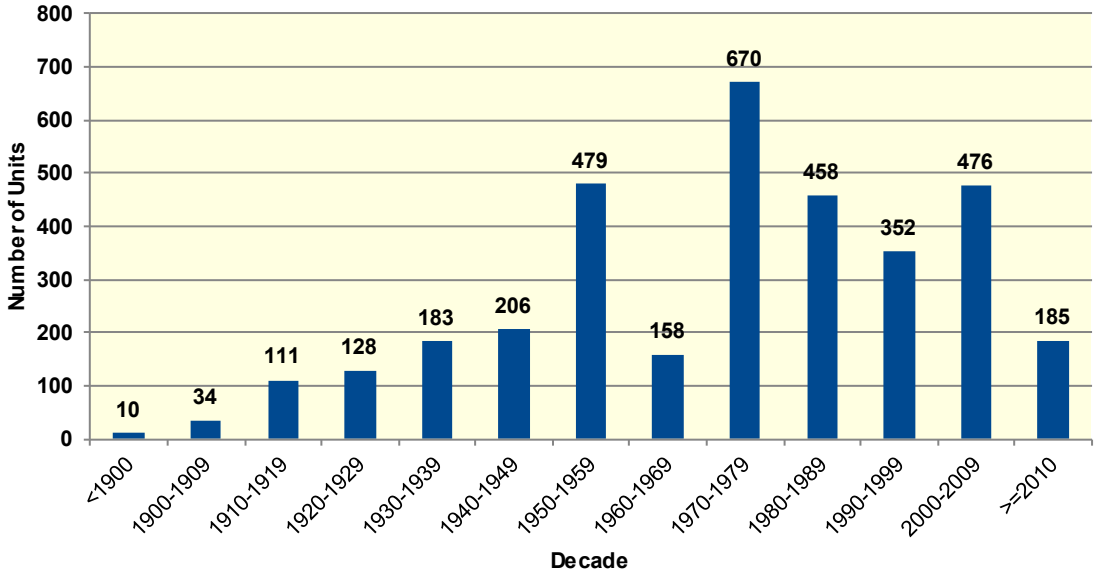
Housing Type	Total Parcels	Total Units
Single-Family	2,396	2,396
Apartment	20	109
Townhome or Condo	4	4
All Other units	15	15
Manufactured Home	926	926
Total	**3,361**	**3,450**

ERA OF CONSTRUCTION

The year that a building is first constructed is recorded in the CAMA system. Buildings constructed prior to the 1950s tend to have estimated construction dates, with buildings closer to 1900 often estimated on the decade, such as 1910 or 1920. Therefore, all data were segmented into decade increments, with all structures built in 1900 or earlier in a single category and all those built after 2010 in an additional category.

In the 1970s, there were 670 units were built, as seen in Diagram 24.1, on the following page. Even though there were some economic difficulties during the early 1980s, and population actually declined, people still continued to build homes. A total of 458 units were built during the 1980s, and 352 units were built during the 1990s.

Diagram 24.1
Existing Housing Units Built by Decade
Weston County
May 2017



Between 2000 and 2009, there were 476 units added to the Weston housing stock, which was the largest increase after the housing surge in 1970. Since 2010, 185 units were built; however, the small number is likely due to a lag between building completion and entrance into the Assessors' CAMA system.

Lead-based paint was banned from residential use in 1978 because of the health risk it poses, particularly to children. Homes built prior to 1980 may contain lead-based paint on interior or exterior surfaces. This chance increases with the age of the housing units; units built before 1940 are much more likely than newer homes to contain lead-based paint.

The U.S. Department of Housing and Urban Development (HUD) established estimates for determining the likelihood that housing units contain lead-based paint, as follows:

- 90 percent of units built before 1940,
- 80 percent of units built between 1940 and 1959, and
- 62 percent of units built between 1960 and 1979.

Of the 3,450 units found in the CAMA system, 13.5 percent were built prior to 1940, 19.8 percent were built between 1940 and 1959, and 24.0 percent were constructed between 1960 and 1979, as seen in Table 24.2, below. These data imply that 1,480 housing units may have lead-based paint hazards. Older homes, particularly those built prior to 1940, have a greater potential for structural problems as well as a greater likelihood of lead-based paint hazards.

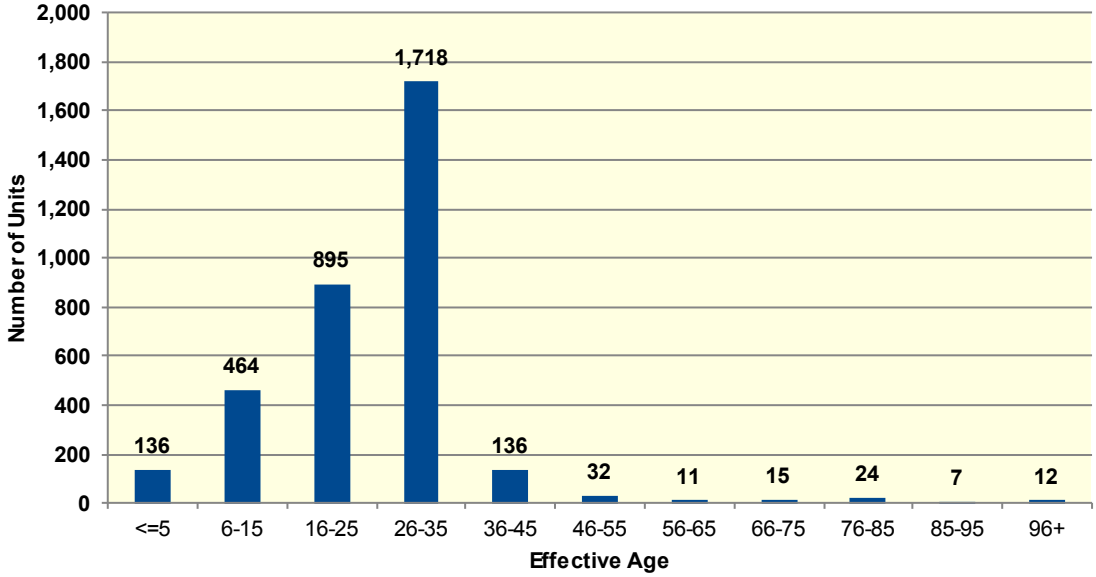
Table 24.2 Era of Construction Weston County Assessor Data, May 2017						
Era of Construction	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
< 1940	444	22	0	0	0	466
1940 - 1959	667	13	0	2	3	685
1960 - 1979	360	38	4	2	424	828
1980 - 1999	415	32	0	3	360	810
2000- 2009	375	4	0	6	91	476
> 2010	135	0	0	2	48	185
Total	**2,396**	**109**	**4**	**15**	**926**	**3,450**

Throughout the changing economic and demographic forces at work in Wyoming, people have chosen to form households and create demand for housing units. Even so, there was wide variability in those choices. Manufactured homes were a common choice, especially between 1960 and 1999, particularly between 1960 and 1979.

Effective Age of Dwelling

Another way that the Assessor views homes is through the dwelling's effective age. This is an estimate of the useful life of the home—whether it has been remodeled and updated or if it has simply started to fall apart sooner than its physical age would normally dictate. Hence, the older the effective age, the more likely the dwelling needs structural reconstruction or modernization of equipment or that it has functional inadequacies. The older the effective age, the less remaining useful life the dwelling can provide. Diagram 24.2, on the following page, illustrates the effective age data for the Wyoming housing stock. The dwelling units are separated into age increments corresponding to the decade of construction.

Diagram 24.2
Effective Age of Dwelling
Weston County
Assessor Data: May 2017



By comparing Diagram 24.1 with Diagram 24.2, it becomes evident that homes built in the last few decades are usually aging as expected. Furthermore, the number of homes in the older effective age categories far surpasses the number of units actually constructed at that time. Hence, many of these older homes have undergone remodeling, repair, or redevelopment.

Effective age data, by dwelling type, is presented below in Table 24.3. Most certainly, homes with an effective age of more than 45 years are more likely to be in need of rehabilitation. This represents 27 apartment units and another 47 single-family units.

Table 24.3
Effective Age of Dwelling
Weston County
Assessor Data: May 2017

Effective Age of Dwelling	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Five or Fewer	95	0	0	2	39	136
6 - 25	1,053	4	1	7	294	1,359
26 - 45	1,201	78	3	5	567	1,854
46 - 65	9	8	0	0	26	43
66 or More	38	19	0	1	0	58
Total	**2,396**	**109**	**4**	**15**	**926**	**3,450**

Quality of Materials and Workmanship Used in Construction

Assessors, whose responsibilities include determining residential values, also make decisions about the condition and quality of the homes. Quality refers to the grade of materials and workmanship used during the original construction of the dwelling, not necessarily the current physical condition.

The narrative herein will use terms such as "fair" and "average" to denote "fair" or "fair plus" and "average" or "average plus."[49]

Overall, 28.1 percent of all homes were built with average quality materials and workmanship during the original construction of the dwelling, regardless of when the structure was built. This represents 970 dwelling units, as noted in Table 24.4, below. As shown, 1.5 percent of units were of good quality and 0.2 percent were of very good quality, representing 52 and 8 units, respectively.

Table 24.4
Quality of Materials and Workmanship Used In Construction
Weston County
Assessor Data: May 2017

Quality	Single- Family	Apartment	Townhome or Condo	Other Units	Manufactured Home	Total
Low	360	6	0	8	477	851
Fair	1,207	61	0	6	294	1,568
Average	768	42	4	1	155	970
Good	52	0	0	0	0	52
Very Good	8	0	0	0	0	8
Excellent	1	0	0	0	0	1
Total	**2,396**	**109**	**4**	**15**	**926**	**3,450**

Over 32.0 percent of single-family homes, or 768 units, and 38.5 percent of apartment units, or 42 units, were constructed with average materials and workmanship. More than 50.3 percent of single-family homes, or 1,207 units, and 31.7 percent of manufactured homes, or 294 units, were built using fair quality materials and workmanship during the original construction of the dwelling. Homes in this segment tend to have higher maintenance and upkeep expenses. A total of 851 units are considered by Assessors to be of low quality or built with the least expensive and skilled workmanship standards. These homes are also more likely to have difficulties passing lending institution requirements and insurance underwriting guidelines.

The distribution of homes by quality ratings may also be viewed by year of construction. Table 24.5, below, presents this information for single-family homes.[50] More than 31.3 percent of the single-family units with the lowest quality rating were built before 1940, and another 111 of these low-quality units were built between 1940 and 1959. Consequently, the age and intrinsic value of the lowest quality single-family units may not allow cost-effective rehabilitation. Furthermore, the development of such low or fair quality units still

[49] Data describing these specific details are presented in the tables contained in Appendix A.
[50] The total includes 2 parcels that lacked a quality of materials designation.

continues today, with 35 such single-family structures built since 2010. Consideration should be given to ways to avoid this condition.

Table 24.5
Quality of Materials and Workmanship Used in Construction of Single-Family Homes by Era of Construction
Weston County
Assessor Data: May 2017

Era of Construction	Quality of Materials						
	Low	Fair	Average	Good	Very Good	Excellent	Total
<1940	113	208	118	5	0	0	444
1940 - 1959	111	492	62	1	1	0	667
1960 - 1979	59	153	147	1	0	0	360
1980 - 1999	66	147	195	6	1	0	415
2000 – 2009	7	176	155	33	3	1	375
>2010	4	31	91	6	3	0	135
Total	**360**	**1,207**	**768**	**52**	**8**	**1**	**2,396**

PHYSICAL CONDITION OF THE DWELLING

Another variable used by Assessors in determining valuations is the *physical condition* of the dwelling. In the CAMA system, this variable is considered a composite judgment of the overall physical condition, or state of repair, of the interior and exterior features of the dwelling. Judgment is relative to the age of the unit or the level of maintenance expected to be found in a dwelling of a given age. Consideration is given to foundation, porches, walls, exterior trims, roofing, and other attributes of the home.

Over 61.2 percent of all homes, or 2,114 units, can be classed as being in average or good physical condition, 376 units are in very good condition and 124 units are in excellent condition. However, 5.3 percent, or 185 units, are in poor and additional 18.8 percent, or 651 units fair condition. For the purposes of this report, units in poor or fair condition are considered *unsuitable* and in need of rehabilitation. About 18.9 percent of single-family homes, 26.6 percent of apartment units, and 37.6 percent of manufactured homes are in unsuitable condition. This represents 455 single-family units, 29 apartments, and another 349 manufactured homes. These data are presented in Table 24.6, on the following page.

Table 24.6 Physical Condition of Dwelling Units Weston County Assessor Data: May 2017						
Condition	**Single- Family**	**Apartment**	**Townhome or Condo**	**Other Units**	**Manufactured Home**	**Total**
Poor	95	6	0	2	82	185
Fair	360	23	0	1	267	651
Average	879	64	3	7	368	1,321
Good	639	16	0	2	136	793
Very Good	329	0	1	1	45	376
Excellent	94	0	0	2	28	124
Total	**2,396**	**109**	**4**	**15**	**926**	**3,450**

The physical condition ratings of the 2,396 single-family homes in Weston County have been further partitioned by quality designations and are presented in Table 24.7, below. Interestingly, units in poor or fair condition, yet still constructed with at least average quality of materials and workmanship, total 42 in number. These worn out or badly worn units built with at least average quality materials are more likely to represent better candidates for cost effective rehabilitation; there remains a substantive need for rehabilitation in Wyoming's existing housing stock.

Table 24.7 Quality of Materials Used in Construction of Single-Family Homes by Condition of Dwelling Units Weston County Assessor Data: May 2017							
Physical Condition	**Quality of Materials and Workmanship**						
	Low	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**	**Total**
Poor	61	26	8	0	0	0	95
Fair	136	190	34	0	0	0	360
Average	130	536	207	6	0	0	879
Good	27	335	268	8	1	0	639
Very Good	5	102	185	32	4	1	329
Excellent	1	18	66	6	3	0	94
Total	**360**	**1,207**	**970**	**52**	**8**	**1**	**2,396**

Still, these data strengthen the notion that the lower the quality of materials and workmanship used in the home's original construction, the more likely the home will be in a worse state of physical condition. There are a total of 1,567 single-family homes built with substandard materials or workmanship. A total of 413 housing units built with substandard quality, or 17.2 percent of single-family homes, have ended up in poor or fair condition. Another 27.7 percent, or 666 homes, are in average condition. Unfortunately, there are fairly new homes that have fallen into this unsuitable condition. A substantive portion of these units may require replacement, and the entire group can be considered to be at risk of dilapidation.

To inspect the physical condition of the housing units a little more closely, the 360 single-family homes built with the lowest quality of materials and workmanship were segmented by era of construction. Interestingly, 13 single-family homes built since 1980 have already fallen into a poor or fair state, as seen below in Table 24.8. Consequently, the use of current building inspection standards can aid long-term preservation of housing and is worth considering by selected units of local government.

Table 24.8
Condition by Era of Construction – Single-Family Homes Built with Low Quality Materials and Workmanship
Weston County
Assessor Data: May 2017

Era of Construction	Physical Condition						
	Poor	Fair	Average	Good	Very Good	Excellent	Total
<1940	29	61	21	1	1	0	113
1940 - 1959	24	47	35	5	0	0	111
1960 - 1979	5	18	29	7	0	0	59
1980 - 1999	3	10	41	11	1	0	66
2000 - 2009	0	0	4	2	1	0	7
>2010	0	0	0	1	2	1	4
Total	**61**	**136**	**130**	**27**	**5**	**1**	**360**

Overall, it is clear that the long-term health of Wyoming's housing stock is, in part, dependent upon the quality of materials and workmanship used in the original construction of the unit. Units built with poorer quality materials and workmanship tend to fall into disrepair more quickly and frequently. Using at least average quality materials and workmanship will aid the long-term maintenance of Wyoming's housing stock. It appears that there is a substantial need for the rehabilitation of a number of homes in Wyoming.

Selected Characteristics

Selected general physical characteristics of the housing stock from the CAMA system have been tabulated. These data represent the average size of the dwelling, type of roof, number of bathrooms, and type of exterior walls.

Table 24.9, on the following page, presents statistics regarding the average size of the housing unit by type of housing unit. The average size of a single-family home, excluding a finished basement, was 1,563.8 square feet. However, homes with a finished basement tended had an average size of 1,871.9 square feet. Apartment units without a basement were much smaller, at 713.4 square feet per unit. All other home types (without basement), including townhomes or condominiums, were 658.5 square feet per unit, with manufactured homes (without basement) somewhat large, at 1,123.5 square feet per unit. This size for manufactured homes favors the larger double-wide variety.

Table 24.9 Average Floor Area by Dwelling Type Weston County Assessor Data: May 2017		
Housing Type	**Average Floor Area (Without Basement)**	**Average Floor Area (With Basement)**
Single-Family	1,563.8	1,871.9
Apartment	713.4	804.0
All Other	658.5	718.8
Manufactured Home	1,123.5	1,126.3
Average	**1,435.4**	**1,677.2**

Table 24.10, below, indicates the type of roof in dwelling units. A majority, 94.2 percent of single-family homes, had hip and/or gable roofs.

Table 24.10 Type of Roof in Dwelling Units Weston County Assessor Data: May 2017						
Roof Type	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
Flat	20	28	4	0	368	420
Gable	1,917	77	0	14	555	2,563
Hip/Gable	342	4	0	0	0	346
Gambrel	13	0	0	1	0	14
Irregular	8	0	0	0	0	8
Reinforced Crete	0	0	0	0	0	0
Pre-stressed Crete	1	0	0	0	0	1
Shed	2	0	0	0	2	4
Steel Frame	1	0	0	0	0	1
Total	**2,396**	**109**	**4**	**15**	**926**	**3,450**

Table 24.11, on the following page, presents the number of bathrooms in each dwelling by type of housing unit. Over 85 percent of all single-family homes had either one or two bathrooms. Another 43.8 percent of all units had 2 bathrooms. However, many records for this variable had missing observations and were not included in the above calculations.

Table 24.11 Number of Bathrooms per Dwelling Unit Weston County Assessor Data: May 2017						
Bathrooms	**Single-Family**	**Apartment**	**Townhome or Condo**	**All Other**	**Manufactured Home**	**Total**
None	61	57	0	7	42	167
1	967	0	0	4	457	1,428
2	1,088	0	4	2	416	1,510
3	219	0	0	2	11	232
4	31	32	0	0	0	63
5	16	0	0	0	0	16
6	3	0	0	0	0	3
Missing	11	20	0	0	0	31.0
Total	**2,396**	**109**	**4**	**15**	**926**	**3,450**

Table 24.12, below, shows the primary types of exterior walls used in the dwelling units. Over 133 single-family homes had frame siding and 332 manufactured homes had metal siding.

Table 24.12
Exterior Wall of Dwelling Units
Weston County
Assessor Data, May 2017

Wall Type	Single-Family	Apartment	Townhome or Condo	All Other Triplex	Manufactured Home	Total
Frame Hardboard	360	32	0	0	0	392
Frame Siding	133	0	0	0	0	133
Frame Stucco	130	18	0	0	0	148
Frame Vinyl	460	4	0	0	0	464
Lap Siding	0	0	0	0	270	270
Masonry	24	0	0	0	0	24
Metal Siding	0	0	0	0	332	332
Pine	1	0	0	15	0	16
All Other	1,288	55	4	0	324	1,671
Total	**2,396**	**109**	**4**	**15**	**926**	**3,450**

SUMMARY

There are a total of 3,450 housing units in the 2017 CAMA system evaluated in this report. Analysis shows that homes constructed with lower quality materials and workmanship tended to fall into disrepair in disproportion to those constructed with higher quality materials and workmanship.

Of the 3,450 dwelling units, 2,396 were single-family homes. More than 15.0 percent of these, or 360 single-family homes, were built with the lowest quality materials and workmanship and will likely have some difficulties in the financing and underwriting industries. Of the total homes with such low quality, 197 homes are currently in unsuitable condition. On the other hand, 42 units are in unsuitable condition but built with at least average quality materials and would appear to be more economically feasible for rehabilitation rather than replacement. Furthermore, the distribution of at-risk homes tends to appear disproportionately in the more slowly growing areas of the State.

TECHNICAL APPENDIX

Table A.1
Homes by Decade of Construction
State of Wyoming
Assessor Data, May 2017

County	<1900	1900-1909	1910-1919	1920-1929	1930-1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2010	>2010	Total
Albany	191	556	436	940	654	737	1,565	1,587	3,188	2,131	1,309	2,585	1,252	17,131
Big Horn	2	117	440	468	413	534	498	280	1,006	476	434	486	242	5,396
Campbell	3	20	99	205	294	147	234	809	4,199	4,679	2,067	6,036	1,763	20,555
Carbon	94	438	330	776	431	533	809	575	2,286	1,012	558	809	294	8,945
Converse	40	78	356	238	223	177	351	303	2,159	840	610	1,002	486	6,863
Crook	41	64	78	85	91	121	188	275	644	448	486	858	336	3,715
Fremont	82	174	552	457	590	1,089	1,326	2,040	4,200	1,994	1,850	2,146	748	17,248
Goshen	17	53	284	576	606	525	612	375	965	608	412	463	276	5,772
Hot Springs	2	26	238	143	124	207	330	213	423	217	233	225	89	2,470
Johnson	67	133	151	228	252	243	291	331	847	420	629	912	277	4,781
Laramie	77	226	1,462	1,487	1,416	2,341	4,338	3,984	7,199	4,742	4,373	7,079	3,219	41,943
Lincoln	42	189	222	233	301	326	338	429	1,441	1,411	1,383	2,276	654	9,245
Natrona	25	69	1,139	2,531	280	1,247	5,728	2,517	8,633	3,610	1,597	4,035	3,549	34,960
Niobrara	12	64	305	100	109	92	109	73	157	100	67	94	81	1,363
Park	13	92	371	417	610	956	925	931	2,216	1,521	1,795	1,935	852	12,634
Platte	40	80	392	381	267	224	306	311	1,214	450	474	408	217	4,764
Sheridan	156	443	1,257	924	684	720	831	699	2,432	1,453	1,316	1,885	918	13,718
Sublette	12	29	87	146	218	192	281	398	791	787	762	1,505	287	5,495
Sweetwater	81	291	616	873	579	557	727	845	4,182	2,738	1,777	2,290	840	16,396
Teton	2	19	14	101	324	215	278	523	2,084	1,882	3,495	2,671	857	12,465
Uinta	94	119	164	434	178	144	222	312	1,578	3,523	935	927	348	8,978
Washakie	4	15	138	145	175	297	680	405	900	509	290	292	106	3,956
Weston	10	34	111	128	183	206	479	158	670	458	352	476	185	3,450
Total	**1,107**	**3,329**	**9,242**	**12,016**	**8,994**	**11,830**	**21,446**	**18,373**	**53,414**	**36,009**	**27,204**	**41,395**	**17,876**	**262,243**

Table A.2
Effective Age of Dwelling
State of Wyoming
Assessor Data, May 2017

County	<=5	6-15	16-25	26-35	36-45	46-55	56-65	66-75	76-85	86-95	96+	Total
Albany	948	2,561	1,821	11,193	356	68	60	20	16	23	65	17,131
Big Horn	168	483	727	3,653	269	60	9	6	3	9	9	5,396
Campbell	1,039	6,248	5,013	5,264	2,314	531	51	22	16	26	30	20,554
Carbon	247	729	1,232	5,488	902	274	58	11	1	2	1	8,945
Converse	349	984	1,025	3,555	688	171	53	6	7	11	10	6,859
Crook	229	868	639	1,583	277	103	13	0	2	0	1	3,715
Fremont	528	2,074	5,123	6,852	1,871	584	135	22	21	9	28	17,247
Goshen	190	470	592	2,879	1,402	236	0	0	0	2	1	5,772
Hot Springs	62	366	957	910	103	5	6	8	8	13	32	2,470
Johnson	211	878	1,366	1,996	167	79	73	11	0	0	0	4,781
Laramie	2,293	7,201	5,055	26,844	530	4	3	1	1	0	11	41,943
Lincoln	512	2,142	1,720	1,904	1,993	787	75	16	14	25	57	9,245
Natrona	2,800	4,561	5,429	16,101	5,774	217	38	8	5	11	11	34,955
Niobrara	64	94	177	648	257	62	9	4	13	6	29	1,363
Park	606	1,931	5,245	4,726	125	0	0	1	0	0	0	12,634
Platte	199	391	563	2,725	721	133	23	1	0	2	2	4,760
Sheridan	692	1,792	2,096	7,985	961	173	18	0	0	0	1	13,718
Sublette	198	1,648	1,639	1,056	743	196	11	3	1	0	0	5,495
Sweetwater	574	2,425	3,126	8,002	1,878	336	26	4	10	2	13	16,396
Teton	620	2,511	3,734	2,491	2,046	561	194	110	113	61	24	12,465
Uinta	258	908	3,648	2,106	1,696	217	40	8	7	21	69	8,978
Washakie	71	284	1,566	1,604	359	4	8	15	9	13	22	3,955
Weston	136	464	895	1,718	136	32	11	15	24	7	12	3,450
Total	**12,994**	**42,013**	**53,388**	**121,275**	**25,568**	**4,833**	**914**	**292**	**271**	**243**	**428**	**262,219**

Table A.3
Quality of Single-Family Homes
State of Wyoming
Assessor Data, May 2017

County	Low	Fair	Average	Good	Very Good	Excellent	Total
Albany	533	6,225	2,620	217	40	4	9,639
Big Horn	73	1,303	2,159	205	13	0	3,753
Campbell	117	3,669	6,554	1,235	15	2	11,592
Carbon	895	1,792	3,114	128	35	18	5,982
Converse	65	903	2,991	161	31	3	4,154
Crook	105	878	1,538	106	8	3	2,638
Fremont	807	5,782	4,263	372	44	6	11,274
Goshen	75	2,749	1,772	37	1	0	4,634
Hot Springs	240	810	579	85	10	1	1,725
Johnson	78	905	1,912	372	41	5	3,313
Laramie	2,488	14,734	9,176	1,567	106	1	28,072
Lincoln	67	1,241	4,663	840	88	28	6,927
Natrona	693	5,883	16,585	2,049	210	24	25,444
Niobrara	310	579	211	17	1	0	1,118
Park	314	3,078	4,709	1,395	261	64	9,821
Platte	323	1,971	1,257	41	8	1	3,601
Sheridan	1,772	8,116	1,465	172	26	16	11,567
Sublette	54	623	2,166	998	268	33	4,142
Sweetwater	272	3,242	6,308	1,401	47	1	11,271
Teton	46	675	4,377	1,361	556	477	7,492
Uinta	172	1,440	3,982	89	11	0	5,694
Washakie	62	614	1,929	349	44	2	3,000
Weston	360	1,207	768	52	8	1	2,396
Total	**9,921**	**68,419**	**85,098**	**13,249**	**1,872**	**690**	**179,249**

Table A.4
Quality of Apartment Units
State of Wyoming
Assessor Data, May 2017

County	Low	Fair	Average	Good	Very Good	Excellent	Total
Albany	195	2,224	1,487	3	7	0	3,916
Big Horn	0	64	198	2	0	0	264
Campbell	2	376	4,219	114	0	0	4,711
Carbon	154	472	250	0	0	0	876
Converse	0	90	725	6	0	0	821
Crook	2	7	73	0	0	0	82
Fremont	24	822	951	2	0	0	1,799
Goshen	0	42	96	0	0	0	138
Hot Springs	23	34	9	0	0	0	66
Johnson	0	19	272	17	0	0	308
Laramie	306	1,905	2,821	4	0	0	5,036
Lincoln	31	111	300	11	0	0	453
Natrona	27	1,193	2,872	467	196	0	4,755
Niobrara	19	19	0	0	0	0	38
Park	43	372	232	9	1	0	657
Platte	69	82	28	25	0	0	204
Sheridan	99	300	106	0	0	0	505
Sublette	0	108	104	17	0	0	229
Sweetwater	1	100	559	11	0	0	671
Teton	3	454	843	181	0	0	1,481
Uinta	482	475	131	0	0	0	1,088
Washakie	0	67	298	26	0	0	391
Weston	6	61	42	0	0	0	109
Total	**1,486**	**9,397**	**16,616**	**895**	**204**	**0**	**28,598**

Table A.5
Quality of Town Home or Condo Units
State of Wyoming
Assessor Data, May 2017

County	Low	Fair	Average	Good	Very Good	Excellent	Total
Albany	4	897	247	0	0	0	1,148
Big Horn	0	0	2	0	0	0	2
Campbell	0	63	451	26	0	0	540
Carbon	0	113	6	0	0	0	119
Converse	0	0	151	0	4	0	155
Crook	0	0	0	0	0	0	0
Fremont	0	121	27	3	0	0	151
Goshen	0	12	39	0	0	0	51
Hot Springs	0	0	5	0	0	0	5
Johnson	0	0	16	54	0	0	70
Laramie	1,623	1,047	2,253	285	0	0	5,208
Lincoln	0	5	203	32	7	0	247
Natrona	6	149	666	22	0	0	843
Niobrara	0	0	0	0	0	0	0
Park	0	394	192	30	1	0	617
Platte	0	7	30	0	0	0	37
Sheridan	1	256	4	0	0	0	261
Sublette	0	2	86	26	0	0	114
Sweetwater	0	133	364	4	0	0	501
Teton	0	38	2,386	239	304	89	3,056
Uinta	0	97	324	0	0	0	421
Washakie	0	0	4	26	0	0	30
Weston	0	0	4	0	0	0	4
Total	**1,634**	**3,334**	**7,460**	**747**	**316**	**89**	**13,580**

Table A.6
Quality of "Other" Units
State of Wyoming
Assessor Data, May 2017

County	Low	Fair	Average	Good	Very Good	Excellent	Total
Albany	187	369	52	1	0	0	609
Big Horn	14	83	104	17	0	0	218
Campbell	9	14	15	2	0	0	40
Carbon	188	163	79	7	0	0	437
Converse	14	67	129	6	2	0	218
Crook	8	21	61	0	0	0	90
Fremont	465	134	124	1	0	0	724
Goshen	0	10	4	0	0	0	14
Hot Springs	86	11	12	1	0	0	110
Johnson	23	120	180	10	0	0	333
Laramie	19	16	11	2	0	0	48
Lincoln	14	35	55	9	3	1	117
Natrona	26	86	89	3	0	0	204
Niobrara	4	4	2	0	0	0	10
Park	0	0	0	0	0	0	0
Platte	4	1	4	0	0	0	9
Sheridan	3	4	6	0	0	0	13
Sublette	24	34	182	34	4	8	286
Sweetwater	0	3	6	0	1	0	10
Teton	4	21	28	3	0	0	56
Uinta	29	5	9	0	0	0	43
Washakie	5	6	6	0	0	0	17
Weston	8	6	1	0	0	0	15
Total	**1,134**	**1,213**	**1,159**	**96**	**10**	**9**	**3,621**

Table A.7
Quality of Mobile Homes
State of Wyoming
Assessor Data, May 2017

County	Low	Fair	Average	Good	Very Good	Excellent	Total
Albany	1,413	352	54	0	0	0	1,819
Big Horn	82	429	421	225	2	0	1,159
Campbell	217	3,453	2	0	0	0	3,672
Carbon	117	1,226	170	22	0	0	1,535
Converse	30	699	598	183	5	0	1,515
Crook	8	32	864	2	0	0	906
Fremont	605	1,953	770	10	2	0	3,340
Goshen	88	810	38	0	0	0	936
Hot Springs	33	313	134	83	1	0	564
Johnson	76	522	170	4	0	0	772
Laramie	391	2,404	783	1	0	0	3,579
Lincoln	16	385	789	325	2	0	1,517
Natrona	41	2,053	1,620	0	0	0	3,714
Niobrara	46	110	40	1	0	0	197
Park	94	953	393	99	0	0	1,539
Platte	34	875	5	0	0	0	914
Sheridan	85	975	307	5	0	0	1,372
Sublette	109	332	224	58	1	5	729
Sweetwater	71	3,288	584	0	0	0	3,943
Teton	1	38	312	30	0	0	381
Uinta	197	1,329	206	1	0	0	1,733
Washakie	5	276	218	16	3	0	518
Weston	477	294	155	0	0	0	926
Total	**4,236**	**23,101**	**8,857**	**1,065**	**16**	**5**	**37,280**

Table A.8
Quality of Units
State of Wyoming
Assessor Data, May 2017

County	Low	Fair	Average	Good	Very Good	Excellent	Total
Albany	2,332	10,067	4,460	221	47	4	17,131
Big Horn	169	1,879	2,884	449	15	0	5,396
Campbell	345	7,575	11,241	1,377	15	2	20,555
Carbon	1,354	3,766	3,619	157	35	18	8,949
Converse	109	1,759	4,594	356	42	3	6,863
Crook	123	938	2,536	108	8	3	3,716
Fremont	1,901	8,812	6,135	388	46	6	17,288
Goshen	163	3,623	1,949	37	1	0	5,773
Hot Springs	382	1,168	739	169	11	1	2,470
Johnson	177	1,566	2,550	457	41	5	4,796
Laramie	4,827	20,106	15,044	1,859	106	1	41,943
Lincoln	128	1,777	6,010	1,217	100	29	9,261
Natrona	793	9,364	21,832	2,541	406	24	34,960
Niobrara	379	712	253	18	1	0	1,363
Park	451	4,797	5,526	1,533	263	64	12,634
Platte	430	2,936	1,324	66	8	1	4,765
Sheridan	1,960	9,651	1,888	177	26	16	13,718
Sublette	187	1,099	2,762	1,133	273	46	5,500
Sweetwater	344	6,766	7,821	1,416	48	1	16,396
Teton	54	1,226	7,946	1,814	860	566	12,466
Uinta	880	3,346	4,652	90	11	0	8,979
Washakie	72	963	2,455	417	47	2	3,956
Weston	851	1,568	970	52	8	1	3,450
Total	**18,411**	**105,464**	**119,190**	**16,052**	**2,418**	**793**	**262,328**

Table A.9
Condition of Single-Family Units
State of Wyoming
Assessor Data, May 2017

County	Poor	Fair	Average	Good	Very Good	Excellent	Total
Albany	116	2,093	7,033	395	2	0	9,639
Big Horn	127	973	2,057	579	17	0	3,753
Campbell	70	91	11,429	2	0	0	11,592
Carbon	241	1,107	3,476	901	254	3	5,982
Converse	72	368	3,636	58	15	5	4,154
Crook	56	423	1,699	356	21	83	2,638
Fremont	116	545	7,094	2,235	895	389	11,274
Goshen	173	1,068	3,088	303	0	0	4,632
Hot Springs	132	289	530	598	120	56	1,725
Johnson	63	581	1,569	1,065	34	1	3,313
Laramie	91	1,029	25,806	1,143	3	0	28,072
Lincoln	119	515	4,512	1,756	18	7	6,927
Natrona	427	2,993	15,355	6,546	110	13	25,444
Niobrara	127	314	491	132	53	0	1,117
Park	59	595	2,905	3,834	2,351	77	9,821
Platte	133	437	2,282	626	123	0	3,601
Sheridan	375	3,087	6,147	1,781	167	10	11,567
Sublette	14	185	3,005	799	99	40	4,142
Sweetwater	195	797	7,151	2,745	347	36	11,271
Teton	29	789	2,855	2,182	954	683	7,492
Uinta	88	547	5,054	5	0	0	5,694
Washakie	71	444	1,512	802	129	42	3,000
Weston	95	360	879	639	329	94	2,396
Total	**2,989**	**19,630**	**119,565**	**29,482**	**6,041**	**1,539**	**179,246**

Table A.10
Condition of Apartment Units
State of Wyoming
Assessor Data, May 2017

County	Poor	Fair	Average	Good	Very Good	Excellent	Total
Albany	14	456	3,024	422	0	0	3,916
Big Horn	7	85	134	38	0	0	264
Campbell	0	22	4,689	0	0	0	4,711
Carbon	7	159	679	21	10	0	876
Converse	5	55	753	8	0	0	821
Crook	0	20	58	3	0	1	82
Fremont	6	77	987	589	64	76	1,799
Goshen	0	14	80	44	0	0	138
Hot Springs	6	19	32	5	2	2	66
Johnson	7	14	207	80	0	0	308
Laramie	0	245	4,502	289	0	0	5,036
Lincoln	3	22	391	37	0	0	453
Natrona	30	716	2,721	1,288	0	0	4,755
Niobrara	0	31	4	0	3	0	38
Park	3	57	209	284	104	0	657
Platte	0	13	157	34	0	0	204
Sheridan	28	151	326	0	0	0	505
Sublette	0	18	117	57	13	24	229
Sweetwater	1	21	224	425	0	0	671
Teton	426	113	510	278	50	104	1,481
Uinta	16	233	839	0	0	0	1,088
Washakie	10	104	228	32	16	1	391
Weston	6	23	64	16	0	0	109
Total	**575**	**2,668**	**20,935**	**3,950**	**262**	**208**	**28,598**

Table A.11
Condition of Town Homes and Condo Units
State of Wyoming
Assessor Data, May 2017

County	Poor	Fair	Average	Good	Very Good	Excellent	Total
Albany	14	456	3,024	422	0	0	3,916
Big Horn	7	85	134	38	0	0	264
Campbell	0	22	4,689	0	0	0	4,711
Carbon	7	159	679	21	10	0	876
Converse	5	55	753	8	0	0	821
Crook	0	20	58	3	0	1	82
Fremont	6	77	987	589	64	76	1,799
Goshen	0	14	80	44	0	0	138
Hot Springs	6	19	32	5	2	2	66
Johnson	7	14	207	80	0	0	308
Laramie	0	245	4,502	289	0	0	5,036
Lincoln	3	22	391	37	0	0	453
Natrona	30	716	2,721	1,288	0	0	4,755
Niobrara	0	31	4	0	3	0	38
Park	3	57	209	284	104	0	657
Platte	0	13	157	34	0	0	204
Sheridan	28	151	326	0	0	0	505
Sublette	0	18	117	57	13	24	229
Sweetwater	1	21	224	425	0	0	671
Teton	426	113	510	278	50	104	1,481
Uinta	16	233	839	0	0	0	1,088
Washakie	10	104	228	32	16	1	391
Weston	6	23	64	16	0	0	109
Total	**575**	**2,668**	**20,935**	**3,950**	**262**	**208**	**28,598**

Table A.12
Condition of "Other" Units
State of Wyoming
Assessor Data, May 2017

County	Poor	Fair	Average	Good	Very Good	Excellent	Total
Albany	34	309	240	26	0	0	609
Big Horn	20	53	123	22	0	0	218
Campbell	3	10	27	0	0	0	40
Carbon	21	143	219	44	10	0	437
Converse	10	45	154	7	2	0	218
Crook	1	17	53	7	3	9	90
Fremont	9	134	395	115	47	24	724
Goshen	0	6	8	0	0	0	14
Hot Springs	27	21	34	20	4	4	110
Johnson	18	95	167	53	0	0	333
Laramie	2	9	35	2	0	0	48
Lincoln	9	14	51	42	1	0	117
Natrona	19	61	106	18	0	0	204
Niobrara	0	3	5	0	2	0	10
Park	0	0	0	0	0	0	0
Platte	0	1	6	2	0	0	9
Sheridan	1	6	6	0	0	0	13
Sublette	2	32	189	42	13	8	286
Sweetwater	0	1	8	1	0	0	10
Teton	4	9	30	11	1	1	56
Uinta	1	10	32	0	0	0	43
Washakie	0	5	7	5	0	0	17
Weston	2	1	7	2	1	2	15
Total	**183**	**985**	**1,902**	**419**	**84**	**48**	**3,621**

Table A.13
Condition of Mobile Home Units
State of Wyoming
Assessor Data, May 2017

County	Poor	Fair	Average	Good	Very Good	Excellent	Total
Albany	187	1,518	110	4	0	0	1,819
Big Horn	120	352	568	119	0	0	1,159
Campbell	217	3,448	6	1	0	0	3,672
Carbon	47	170	1,001	300	17	0	1,535
Converse	111	418	984	2	0	0	1,515
Crook	20	310	513	49	0	14	906
Fremont	286	644	1,792	402	120	96	3,340
Goshen	122	392	421	1	0	0	936
Hot Springs	46	160	178	150	26	4	564
Johnson	114	233	354	71	0	0	772
Laramie	180	1,183	2,202	14	0	0	3,579
Lincoln	69	212	903	333	0	0	1,517
Natrona	78	2,921	715	0	0	0	3,714
Niobrara	41	68	70	12	6	0	197
Park	63	211	975	290	0	0	1,539
Platte	63	120	730	0	0	0	913
Sheridan	66	734	558	14	0	0	1,372
Sublette	39	226	408	49	2	5	729
Sweetwater	62	1,635	1,117	1,128	1	0	3,943
Teton	0	4	307	39	13	18	381
Uinta	169	448	1,116	0	0	0	1,733
Washakie	32	186	212	79	9	0	518
Weston	82	267	368	136	45	28	926
Total	**2,214**	**15,860**	**15,608**	**3,193**	**239**	**165**	**37,279**

Table A.14
Era of Single-Family Construction
State of Wyoming
Assessor Data, May 2017

County	<1940	1940-1959	1960-1979	1980-1999	2000-2009	>=2010	Total
Albany	2,265	1,895	2,117	1,593	1,238	531	9,639
Big Horn	1,329	858	576	472	331	187	3,753
Campbell	589	343	2,716	3,308	3,291	1,345	11,592
Carbon	1,789	1,118	1,536	828	537	174	5,982
Converse	856	456	1,365	595	583	299	4,154
Crook	352	293	520	552	675	246	2,638
Fremont	1,571	2,050	3,479	2,217	1,484	473	11,274
Goshen	1,523	1,103	828	628	337	215	4,634
Hot Springs	475	489	360	199	135	67	1,725
Johnson	699	427	626	687	664	210	3,313
Laramie	4,164	5,916	6,956	5,323	4,029	1,684	28,072
Lincoln	941	626	1,196	1,972	1,692	500	6,927
Natrona	3,435	6,471	7,347	3,131	3,005	2,055	25,444
Niobrara	578	197	122	89	71	61	1,118
Park	1,425	1,760	2,052	2,408	1,534	642	9,821
Platte	1,152	501	905	583	332	128	3,601
Sheridan	3,384	1,533	2,174	2,055	1,617	804	11,567
Sublette	394	404	775	1,191	1,170	208	4,142
Sweetwater	2,386	1,229	3,278	2,605	1,104	669	11,271
Teton	432	402	1,495	3,234	1,397	532	7,492
Uinta	948	344	828	2,516	769	289	5,694
Washakie	435	863	898	531	195	78	3,000
Weston	444	667	360	415	375	135	2,396
Total	**31,566**	**29,945**	**42,509**	**37,132**	**26,565**	**11,532**	**179,249**

Table A.15
Era of Apartment Construction
State of Wyoming
Assessor Data, May 2017

County	<1940	1940-1959	1960-1979	1980-1999	2000-2009	>=2010	Total
Albany	305	208	1,180	936	825	462	3,916
Big Horn	37	63	59	69	16	20	264
Campbell	29	19	673	1,826	1,879	285	4,711
Carbon	174	90	366	213	15	18	876
Converse	18	25	314	200	142	122	821
Crook	0	1	51	18	7	5	82
Fremont	65	215	619	501	278	121	1,799
Goshen	10	16	14	30	52	16	138
Hot Springs	17	25	18	2	2	2	66
Johnson	22	33	117	39	87	10	308
Laramie	457	614	1,674	1,118	496	677	5,036
Lincoln	36	31	169	146	65	6	453
Natrona	575	392	1,401	721	369	1,297	4,755
Niobrara	9	0	12	12	2	3	38
Park	78	104	110	213	83	69	657
Platte	8	13	110	49	0	24	204
Sheridan	77	5	164	133	54	72	505
Sublette	20	6	23	46	97	37	229
Sweetwater	53	41	120	56	397	4	671
Teton	19	73	151	801	356	81	1,481
Uinta	35	14	86	945	8	0	1,088
Washakie	40	107	131	84	14	15	391
Weston	22	13	38	32	4	0	109
Total	**2,106**	**2,108**	**7,600**	**8,190**	**5,248**	**3,346**	**28,598**

Table A.16
Era of Townhome and Condo Construction
State of Wyoming
Assessor Data, May 2017

County	<1940	1940-1959	1960-1979	1980-1999	2000-2009	>=2010	Total
Albany	6	0	273	370	313	186	1,148
Big Horn	0	0	0	2	0	0	2
Campbell	0	0	207	289	40	4	540
Carbon	0	0	40	79	0	0	119
Converse	0	0	32	119	4	0	155
Crook	0	0	0	0	0	0	0
Fremont	0	0	65	85	1	0	151
Goshen	0	0	12	35	0	4	51
Hot Springs	0	0	0	5	0	0	5
Johnson	11	4	8	30	17	0	70
Laramie	42	116	694	1,552	2,173	631	5,208
Lincoln	0	0	16	83	133	15	247
Natrona	0	7	308	406	113	9	843
Niobrara	0	0	0	0	0	0	0
Park	0	0	104	191	218	104	617
Platte	0	0	0	0	4	33	37
Sheridan	1	0	118	105	33	4	261
Sublette	0	0	0	13	101	0	114
Sweetwater	0	0	24	368	82	27	501
Teton	1	3	869	1,200	769	214	3,056
Uinta	0	0	6	329	64	22	421
Washakie	0	0	0	0	30	0	30
Weston	0	0	4	0	0	0	4
Total	**61**	**130**	**2,780**	**5,261**	**4,095**	**1,253**	**13,580**

Table A.17
Era of "Other" Construction
State of Wyoming
Assessor Data, May 2017

County	<1940	1940-1959	1960-1979	1980-1999	2000-2009	>=2010	Total
Albany	201	130	98	79	65	36	609
Big Horn	74	96	19	11	11	7	218
Campbell	3	1	3	15	15	3	40
Carbon	108	96	68	81	66	18	437
Converse	61	18	24	62	41	12	218
Crook	7	8	7	14	30	24	90
Fremont	222	107	116	157	93	29	724
Goshen	3	2	0	1	7	1	14
Hot Springs	41	16	10	21	17	5	110
Johnson	101	44	70	47	43	28	333
Laramie	5	3	10	19	5	6	48
Lincoln	11	7	15	34	20	30	117
Natrona	34	64	50	27	22	7	204
Niobrara	3	2	0	0	2	3	10
Park	0	0	0	0	0	0	0
Platte	1	1	0	0	4	3	9
Sheridan	2	0	0	7	4	0	13
Sublette	78	52	36	34	53	33	286
Sweetwater	1	1	0	3	2	3	10
Teton	8	13	12	14	5	4	56
Uinta	6	1	4	11	9	12	43
Washakie	2	3	2	2	5	3	17
Weston	0	2	2	3	6	2	15
Total	**972**	**667**	**546**	**642**	**525**	**269**	**3,621**

Table A.18
Era of Mobile Home Construction
State of Wyoming
Assessor Data, May 2017

County	<1940	1940-1959	1960-1979	1980-1999	2000-2009	>=2010	Total
Albany	0	69	1,107	462	144	37	1,819
Big Horn	0	15	632	356	128	28	1,159
Campbell	0	18	1,409	1,308	811	126	3,672
Carbon	0	39	851	369	192	84	1,535
Converse	0	29	727	474	232	53	1,515
Crook	0	8	341	350	146	61	906
Fremont	0	49	1,972	894	296	129	3,340
Goshen	0	16	486	326	68	40	936
Hot Springs	0	7	248	223	71	15	564
Johnson	0	30	357	248	106	31	772
Laramie	0	30	1,849	1,103	376	221	3,579
Lincoln	0	2	477	563	370	105	1,517
Natrona	0	41	2,044	922	526	181	3,714
Niobrara	0	2	96	66	19	14	197
Park	0	17	881	504	100	37	1,539
Platte	0	15	510	292	68	29	914
Sheridan	0	13	675	469	177	38	1,372
Sublette	0	12	356	268	84	9	729
Sweetwater	0	13	1,605	1,483	705	137	3,943
Teton	0	2	80	128	144	27	381
Uinta	0	7	966	657	77	26	1,733
Washakie	0	4	274	182	48	10	518
Weston	0	3	424	360	91	48	926
Total	**0**	**441**	**18,367**	**12,007**	**4,979**	**1,486**	**37,280**

Table A.19
Era of Construction
State of Wyoming
Assessor Data, May 2017

County	<1940	1940-1959	1960-1979	1980-1999	2000-2009	>=2010	Total
Albany	2,777	2,302	4,775	3,440	2,585	1,252	17,131
Big Horn	1,440	1,032	1,286	910	486	242	5,396
Campbell	621	381	5,008	6,746	6,036	1,763	20,555
Carbon	2,071	1,343	2,861	1,570	810	294	8,949
Converse	935	528	2,462	1,450	1,002	486	6,863
Crook	359	310	919	934	858	336	3,716
Fremont	1,858	2,421	6,251	3,854	2,152	752	17,288
Goshen	1,536	1,137	1,340	1,020	464	276	5,773
Hot Springs	533	537	636	450	225	89	2,470
Johnson	833	538	1,178	1,051	917	279	4,796
Laramie	4,668	6,679	11,183	9,115	7,079	3,219	41,943
Lincoln	988	666	1,873	2,798	2,280	656	9,261
Natrona	4,044	6,975	11,150	5,207	4,035	3,549	34,960
Niobrara	590	201	230	167	94	81	1,363
Park	1,503	1,881	3,147	3,316	1,935	852	12,634
Platte	1,161	530	1,525	924	408	217	4,765
Sheridan	3,464	1,551	3,131	2,769	1,885	918	13,718
Sublette	492	474	1,190	1,552	1,505	287	5,500
Sweetwater	2,440	1,284	5,027	4,515	2,290	840	16,396
Teton	460	493	2,607	5,377	2,671	858	12,466
Uinta	989	366	1,890	4,458	927	349	8,979
Washakie	477	977	1,305	799	292	106	3,956
Weston	466	685	828	810	476	185	3,450
Total	**34,705**	**33,291**	**71,802**	**63,232**	**41,412**	**17,886**	**262,328**

Table A.20
Effective Age of Single-Family Units
State of Wyoming
Assessor Data, May 2017

County	<5	6 to 25	26 to 45	46 to 65	>66	Total
Albany	366	2,220	6,958	14	81	9,639
Big Horn	132	752	2,845	4	20	3,753
Campbell	833	6,614	3,866	186	93	11,592
Carbon	134	1,382	4,459	1	6	5,982
Converse	217	961	2,926	22	28	4,154
Crook	164	1,107	1,350	15	2	2,638
Fremont	323	5,079	5,760	47	65	11,274
Goshen	153	726	3,586	167	2	4,634
Hot Springs	48	739	885	6	47	1,725
Johnson	157	1,477	1,632	46	1	3,313
Laramie	1,241	7,243	19,570	6	12	28,072
Lincoln	379	2,861	2,913	673	101	6,927
Natrona	1,650	7,626	16,121	18	29	25,444
Niobrara	46	216	764	40	52	1,118
Park	461	6,014	3,346	0	0	9,821
Platte	119	680	2,760	34	8	3,601
Sheridan	599	3,295	7,673	0	0	11,567
Sublette	147	2,687	1,231	77	0	4,142
Sweetwater	474	3,465	7,270	37	25	11,271
Teton	385	3,583	2,662	570	292	7,492
Uinta	209	3,572	1,818	27	68	5,694
Washakie	61	1,250	1,623	12	54	3,000
Weston	95	1,053	1,201	9	38	2,396
Total	**8,393**	**64,602**	**103,219**	**2,011**	**1,024**	**179,249**

Table A.21
Effective Age of Apartment Units
State of Wyoming
Assessor Data, May 2017

County	<5	6 to 25	26 to 45	46 to 65	>66	Total
Albany	422	1,088	2,396	8	2	3,916
Big Horn	16	44	202	2	0	264
Campbell	108	2,537	2,066	0	0	4,711
Carbon	18	69	789	0	0	876
Converse	86	223	509	3	0	821
Crook	2	20	44	16	0	82
Fremont	108	859	828	4	0	1,799
Goshen	10	76	52	0	0	138
Hot Springs	2	7	55	0	2	66
Johnson	8	123	170	7	0	308
Laramie	397	1,334	3,305	0	0	5,036
Lincoln	6	97	286	59	5	453
Natrona	975	1,019	2,755	3	3	4,755
Niobrara	3	2	33	0	0	38
Park	53	346	257	0	1	657
Platte	24	49	131	0	0	204
Sheridan	61	112	332	0	0	505
Sublette	24	147	58	0	0	229
Sweetwater	2	440	228	0	1	671
Teton	75	1,033	277	83	13	1,481
Uinta	0	569	471	17	31	1,088
Washakie	3	57	325	0	6	391
Weston	0	4	78	8	19	109
Total	**2,403**	**10,255**	**15,647**	**210**	**83**	**28,598**

Table A.22
Effective Age of Townhome and Condo Units
State of Wyoming
Assessor Data, May 2017

County	<5	6 to 25	26 to 45	46 to 65	>66	Total
Albany	102	437	609	0	0	1,148
Big Horn	0	0	2	0	0	2
Campbell	0	533	7	0	0	540
Carbon	0	17	102	0	0	119
Converse	0	22	133	0	0	155
Crook	0	0	0	0	0	0
Fremont	0	138	13	0	0	151
Goshen	0	6	45	0	0	51
Hot Springs	0	5	0	0	0	5
Johnson	0	57	13	0	0	70
Laramie	466	2,728	2,014	0	0	5,208
Lincoln	10	181	56	0	0	247
Natrona	5	225	613	0	0	843
Niobrara	0	0	0	0	0	0
Park	68	433	116	0	0	617
Platte	26	11	0	0	0	37
Sheridan	4	40	217	0	0	261
Sublette	0	114	0	0	0	114
Sweetwater	17	98	386	0	0	501
Teton	134	1,401	1,467	54	0	3,056
Uinta	22	64	335	0	0	421
Washakie	0	30	0	0	0	30
Weston	0	1	3	0	0	4
Total	**854**	**6,541**	**6,131**	**54**	**0**	**13,580**

Table A.23
Effective Age of "Other" Units
State of Wyoming
Assessor Data, May 2017

County	<5	6 to 25	26 to 45	46 to 65	>66	Total
Albany	28	105	444	1	31	609
Big Horn	3	35	165	8	7	218
Campbell	0	25	13	1	1	40
Carbon	15	118	304	0	0	437
Converse	8	80	117	4	9	218
Crook	18	43	29	0	0	90
Fremont	18	285	408	3	10	724
Goshen	0	11	2	0	1	14
Hot Springs	4	30	64	0	12	110
Johnson	23	90	208	12	0	333
Laramie	3	15	29	0	1	48
Lincoln	24	44	33	11	5	117
Natrona	6	38	151	2	7	204
Niobrara	3	2	5	0	0	10
Park	0	0	0	0	0	0
Platte	3	4	1	0	1	9
Sheridan	0	7	6	0	0	13
Sublette	21	112	127	25	1	286
Sweetwater	1	8	1	0	0	10
Teton	2	17	18	16	3	56
Uinta	8	23	3	3	6	43
Washakie	1	9	7	0	0	17
Weston	2	7	5	0	1	15
Total	**191**	**1,108**	**2,140**	**86**	**96**	**3,621**

Table A.24
Effective Age of Mobile Home Units
State of Wyoming
Assessor Data, May 2017

County	<5	6 to 25	26 to 45	46 to 65	>66	Total
Albany	30	532	1,142	105	10	1,819
Big Horn	17	379	708	55	0	1,159
Campbell	98	1,552	1,626	395	1	3,672
Carbon	80	376	739	331	9	1,535
Converse	38	723	558	195	1	1,515
Crook	45	337	438	85	1	906
Fremont	81	852	1,735	666	6	3,340
Goshen	27	244	596	69	0	936
Hot Springs	8	542	9	5	0	564
Johnson	25	508	142	87	10	772
Laramie	186	936	2,456	1	0	3,579
Lincoln	94	687	613	122	1	1,517
Natrona	164	1,082	2,235	232	0	3,713
Niobrara	12	51	103	31	0	197
Park	24	383	1,132	0	0	1,539
Platte	27	210	554	122	1	914
Sheridan	28	434	718	191	1	1,372
Sublette	6	231	384	105	3	729
Sweetwater	80	1,540	1,995	325	3	3,943
Teton	25	211	113	32	0	381
Uinta	20	328	1,175	210	0	1,733
Washakie	6	504	8	0	0	518
Weston	39	294	567	26	0	926
Total	**1,160**	**12,936**	**19,746**	**3,390**	**47**	**37,279**

Table A.25
Average Floor Area without Finish Basement by Dwelling Type
State of Wyoming
Assessor Data, May 2017

County	Single Family	Apartment	All Other	Manufactured Home	Average
Albany	1,473	735	544	922	2,052
Big Horn	1,579	864	750	1,202	1,453
Campbell	1,612	788	885	1,208	1,459
Carbon	1,378	888	621	1,037	1,264
Converse	1,489	1,081	764	1,141	1,362
Crook	1,574	1,303	446	1,185	1,451
Fremont	1,523	938	584	1,006	1,350
Goshen	1,411	1,228	410	1,104	1,354
Hot Springs	1,398	790	471	1,173	1,302
Johnson	1,586	1,177	611	1,066	1,580
Laramie	1,466	735	948	1,017	1,702
Lincoln	1,682	931	660	1,200	1,599
Natrona	1,412	1,008	701	1,035	1,535
Niobrara	1,368	663	341	1,048	1,309
Park	1,697	1,604	.	1,058	1,634
Platte	1,522	898	725	1,060	1,423
Sheridan	1,561	1,032	638	1,051	1,495
Sublette	1,624	1,425	457	1,077	1,489
Sweetwater	1,365	1,333	450	1,164	1,309
Teton	2,358	1,165	616	951	1,982
Uinta	1,662	911	490	1,040	1,473
Washakie	1,473	850	590	1,185	1,409
Weston	1,564	713	659	1,124	1,435
Total	**1,543**	**973**	**607**	**1,087**	**1,551**

Table A.26
Average Floor Area with Finished Basement by Dwelling Type
State of Wyoming
Assessor Data, May 2017

County	Single Family	Apartment	All Other	Manufactured Home	Average
Albany	1,926	1,084	569.6	935	2,708
Big Horn	1,707	989	762	1,206	1,584
Campbell	2,069	929	1,120	1,209	1,985
Carbon	1,641	1,006	665	1,038	1,541
Converse	1,942	1,313	790	1,159	1,781
Crook	1,864	1,425	664	1,196	1,682
Fremont	1,748	1,071	694	1,008	1,583
Goshen	1,830	1,685	514	1,120	1,708
Hot Springs	1,720	858	513	1,177	1,547
Johnson	1,906	1,329	638	1,106	1,874
Laramie	1,867	986	1,136	1,017	2,561
Lincoln	2,042	1,192	782	1,227	1,934
Natrona	1,916	1,360	738	1,035	2,147
Niobrara	1,529	759	347	1,048	1,461
Park	2,013	1,871		1,063	1,926
Platte	1,775	905	725	1,060	1,649
Sheridan	1,879	1,108	724	1,051	1,800
Sublette	1,812	1,485	519	1,084	1,663
Sweetwater	1,809	1,454	605	1,164	1,631
Teton	2,593	1,384	666	951	2,247
Uinta	1,997	1,528	490	1,040	1,893
Washakie	1,810	896	708	1,205	1,750
Weston	1,872	804	719	1,126	1,677
Total	**1,912**	**1,201**	**670**	**1,092**	**2,009**

Table A.27
Type of Roof in Single-Family Units
State of Wyoming
Assessor Data, May 2017

County	Gable	Flat	Irregular	Shed	Gambrel	Hip/Gable	Hip	Reinforced Crete	Prestressed Crete	Steel Frame	Total
Albany	4,883	67	37	33	45	4,306	268	0	0	0	9,639
Big Horn	2,701	48	28	16	28	701	229	0	0	0	3,751
Campbell	8,497	33	5	3	5	2,706	342	0	0	0	11,591
Carbon	4,838	82	69	10	55	648	278	0	0	0	5,980
Converse	3,117	24	4	9	17	751	232	0	0	0	4,154
Crook	2,177	15	19	11	26	287	102	0	0	0	2,637
Fremont	9,847	38	49	147	81	722	390	0	0	0	11,274
Goshen	3,445	38	3	9	26	617	496	0	0	0	4,634
Hot Springs	1,272	26	8	6	11	270	132	0	0	0	1,725
Johnson	2,788	29	14	9	20	190	258	0	0	0	3,308
Laramie	20,653	141	471	32	127	2,975	3,670	2	0	0	28,071
Lincoln	6,191	19	15	28	131	147	396	0	0	0	6,927
Natrona	14,870	205	60	55	55	8,681	1,515	0	0	1	25,442
Niobrara	936	8	6	1	3	16	148	0	0	0	1,118
Park	7,028	98	14	13	46	1,899	717	0	0	0	9,815
Platte	2,634	54	21	8	24	447	413	0	0	0	3,601
Sheridan	9,450	76	17	40	81	799	1,104	0	0	0	11,567
Sublette	3,855	9	68	18	60	79	47	0	0	0	4,136
Sweetwater	8,636	64	41	30	40	1,277	1,181	0	0	0	11,269
Teton	5,267	74	68	151	64	1,820	48	0	0	0	7,492
Uinta	3,631	24	3	1	32	1,965	35	1	0	0	5,692
Washakie	2,522	25	18	14	13	99	309	0	0	0	3,000
Weston	1,917	20	8	2	13	342	92	0	1	1	2,396
Total	**131,155**	**1,217**	**1,046**	**646**	**1,003**	**31,744**	**12,402**	**3**	**1**	**2**	**179,219**

Table A.28
Type of Roof in Apartment Units
State of Wyoming
Assessor Data, May 2017

County	Gable	Flat	Irregular	Shed	Gambrel	Hip/Gable	Hip	Reinforced Crete	Prestressed Crete	Steel Frame	Total
Albany	2,100	554	0	18	20	874	326	0	0	0	3,892
Big Horn	201	27	0	2	0	12	16	0	0	0	258
Campbell	3,688	538	0	0	0	364	117	0	0	0	4,707
Carbon	583	176	0	1	11	16	89	0	0	0	876
Converse	716	13	6	6	0	64	16	0	0	0	821
Crook	74	0	0	2	0	2	4	0	0	0	82
Fremont	1,265	201	0	69	0	224	40	0	0	0	1,799
Goshen	76	2	0	0	0	33	27	0	0	0	138
Hot Springs	49	3	0	2	0	6	6	0	0	0	66
Johnson	230	42	0	0	0	11	25	0	0	0	308
Laramie	2,544	1,096	64	41	21	652	618	0	0	0	5,036
Lincoln	296	13	0	76	23	10	34	0	0	0	452
Natrona	2,177	1,117	123	0	4	580	688	0	0	0	4,689
Niobrara	34	0	0	0	0	0	4	0	0	0	38
Park	442	28	0	0	1	82	104	0	0	0	657
Platte	141	0	0	0	8	28	2	0	0	0	179
Sheridan	410	62	0	7	0	7	19	0	0	0	505
Sublette	227	0	0	0	0	2	0	0	0	0	229
Sweetwater	597	4	2	2	4	33	29	0	0	0	671
Teton	1,278	70	0	30	1	102	0	0	0	0	1,481
Uinta	582	6	0	0	0	112	2	0	0	0	702
Washakie	303	11	15	0	0	5	49	0	0	0	383
Weston	77	28	0	0	0	4	0	0	0	0	109
Total	**18,090**	**3,991**	**210**	**256**	**93**	**3,223**	**2,215**	**0**	**0**	**0**	**28,078**

Table A.29
Type of Roof in Townhome or Condo Units
State of Wyoming
Assessor Data, May 2017

County	Gable	Flat	Irregular	Shed	Gambrel	Hip/Gable	Hip	Reinforced Crete	Prestressed Crete	Steel Frame	Total
Albany	999	26	7	4	3	101	8	0	0	0	1,148
Big Horn	0	0	1	0	0	1	0	0	0	0	2
Campbell	378	1	1	0	0	160	0	0	0	0	540
Carbon	114	1	0	4	0	0	0	0	0	0	119
Converse	113	5	0	5	0	32	0	0	0	0	155
Crook	0	0	0	0	0	0	0	0	0	0	0
Fremont	127	16	2	4	0	0	2	0	0	0	151
Goshen	49	0	0	0	0	2	0	0	0	0	51
Hot Springs	5	0	0	0	0	0	0	0	0	0	5
Johnson	54	6	0	0	1	4	5	0	0	0	70
Laramie	4,240	108	255	13	0	391	200	0	0	0	5,207
Lincoln	242	0	0	0	0	0	5	0	0	0	247
Natrona	473	159	1	2	0	208	0	0	0	0	843
Niobrara	0	0	0	0	0	0	0	0	0	0	0
Park	313	52	0	0	0	153	99	0	0	0	617
Platte	15	0	0	0	0	22	0	0	0	0	37
Sheridan	257	0	0	0	0	3	1	0	0	0	261
Sublette	107	1	0	5	0	1	0	0	0	0	114
Sweetwater	492	4	0	0	0	5	0	0	0	0	501
Teton	996	73	11	112	0	1,834	0	0	0	28	3,054
Uinta	261	0	0	0	0	159	0	0	0	0	420
Washakie	30	0	0	0	0	0	0	0	0	0	30
Weston	0	4	0	0	0	0	0	0	0	0	4
Total	**9,265**	**456**	**278**	**149**	**4**	**3,076**	**320**	**0**	**0**	**28**	**13,576**

Table A.30
Type of Roof in "Other" Units
State of Wyoming
Assessor Data, May 2017

County	Gable	Flat	Irregular	Shed	Gambrel	Hip/Gable	Hip	Reinforced Crete	Prestressed Crete	Steel Frame	Total
Albany	524	3	6	24	21	11	11	0	0	0	600
Big Horn	178	2	1	3	0	29	1	0	0	0	214
Campbell	30	1	4	0	0	5	0	0	0	0	40
Carbon	407	5	6	4	5	7	2	0	0	0	436
Converse	193	0	1	2	4	14	4	0	0	0	218
Crook	79	1	1	2	5	2	0	0	0	0	90
Fremont	664	1	14	10	16	5	14	0	0	0	724
Goshen	10	1	0	2	1	0	0	0	0	0	14
Hot Springs	103	1	1	1	1	3	0	0	0	0	110
Johnson	321	0	1	4	2	3	1	0	0	0	332
Laramie	36	0	8	2	0	1	0	0	1	0	48
Lincoln	102	1	3	4	5	1	1	0	0	0	117
Natrona	184	3	8	4	1	3	0	0	1	0	204
Niobrara	8	1	0	1	0	0	0	0	0	0	10
Park	0	0	0	0	0	0	0	0	0	0	0
Platte	8	0	1	0	0	0	0	0	0	0	9
Sheridan	5	1	0	0	6	0	0	0	0	0	12
Sublette	275	0	1	5	2	2	0	0	0	0	285
Sweetwater	8	0	0	0	1	0	1	0	0	0	10
Teton	52	0	0	1	2	1	0	0	0	0	56
Uinta	32	0	0	2	6	2	0	0	0	0	42
Washakie	15	0	2	0	0	0	0	0	0	0	17
Weston	14	0	0	0	1	0	0	0	0	0	15
Total	**3,248**	**21**	**58**	**71**	**79**	**89**	**35**	**0**	**2**	**0**	**3,603**

Table A.31
Type of Roof in Mobile Home Units
State of Wyoming
Assessor Data, May 2017

County	Gable	Flat	Irregular	Shed	Gambrel	Hip/Gable	Hip	Reinforced Crete	Prestressed Crete	Steel Frame	Total
Albany	526	651	2	4	1	20	2	0	0	0	1,206
Big Horn	693	328	18	3	0	13	0	0	0	0	1,055
Campbell	965	2,705	0	0	0	0	0	0	0	0	3,670
Carbon	463	281	2	2	0	0	0	0	0	0	748
Converse	986	166	338	4	0	18	1	0	0	0	1,513
Crook	660	237	1	1	0	3	1	0	0	0	903
Fremont	1,826	80	1,417	11	1	3	2	0	0	0	3,340
Goshen	494	377	1	1	0	14	1	0	0	0	888
Hot Springs	384	175	0	0	0	0	0	0	0	0	559
Johnson	426	337	4	2	0	1	0	0	0	0	770
Laramie	1,830	1,734	6	2	1	1	5	0	0	0	3,579
Lincoln	1,142	369	0	4	1	1	0	0	0	0	1,517
Natrona	1,751	1,952	0	1	0	0	0	0	0	0	3,704
Niobrara	115	82	0	0	0	0	0	0	0	0	197
Park	550	364	1	1	1	0	0	0	0	0	917
Platte	554	335	1	1	1	0	1	0	0	0	893
Sheridan	832	535	0	1	0	2	2	0	0	0	1,372
Sublette	430	256	1	8	0	2	0	0	0	0	697
Sweetwater	234	19	1	2	0	0	2	0	0	0	258
Teton	291	58	0	0	7	0	0	0	0	0	356
Uinta	966	700	1	0	0	3	0	0	0	0	1,670
Washakie	361	138	1	5	0	2	0	0	0	0	507
Weston	555	368	0	2	0	0	0	0	0	0	925
Total	**17,034**	**12,247**	**1,795**	**55**	**13**	**83**	**17**	**0**	**0**	**0**	**31,244**

Table A.32
Type of Roof
State of Wyoming
Assessor Data, May 2017

County	Gable	Flat	Irregular	Shed	Gambrel	Hip/Gable	Hip	Reinforced Crete	Prestressed Crete	Steel Frame	Total
Albany	9,032	1,301	52	83	90	5,312	615	0	0	0	16,485
Big Horn	3,773	405	48	24	28	756	246	0	0	0	5,280
Campbell	13,558	3,278	10	3	5	3,235	459	0	0	0	20,548
Carbon	6,405	545	77	21	71	671	369	0	0	0	8,159
Converse	5,125	208	349	26	21	879	253	0	0	0	6,861
Crook	2,990	253	21	16	31	294	107	0	0	0	3,712
Fremont	13,729	336	1,482	241	98	954	448	0	0	0	17,288
Goshen	4,074	418	4	12	27	666	524	0	0	0	5,725
Hot Springs	1,813	205	9	9	12	279	138	0	0	0	2,465
Johnson	3,819	414	19	15	23	209	289	0	0	0	4,788
Laramie	29,303	3,079	804	90	149	4,020	4,493	2	1	0	41,941
Lincoln	7,973	402	18	112	160	159	436	0	0	0	9,260
Natrona	19,455	3,436	192	62	60	9,472	2,203	0	1	1	34,882
Niobrara	1,093	91	6	2	3	16	152	0	0	0	1,363
Park	8,333	542	15	14	48	2,134	920	0	0	0	12,006
Platte	3,352	389	23	9	33	497	416	0	0	0	4,719
Sheridan	10,954	674	17	48	87	811	1,126	0	0	0	13,717
Sublette	4,894	266	70	36	62	86	47	0	0	0	5,461
Sweetwater	9,967	91	44	34	45	1,315	1,213	0	0	0	12,709
Teton	7,884	275	79	294	74	3,757	48	0	0	28	12,439
Uinta	5,472	730	4	3	38	2,241	37	1	0	0	8,526
Washakie	3,231	174	36	19	13	106	358	0	0	0	3,937
Weston	2,563	420	8	4	14	346	92	0	1	1	3,449
Total	**178,792**	**17,932**	**3,387**	**1,177**	**1,192**	**38,215**	**14,989**	**3**	**3**	**30**	**255,720**

Table A.32
Exterior Wall of Single-Family Units
State of Wyoming
Assessor Data, May 2017

County	Frame Hardboard	Frame Siding	Frame Stucco	Frame Vinyl	Lap Siding	Masonry	Metal Siding	Pine	Total
Albany	729	690	1,908	1,093	0	509	0	25	4,954
Big Horn	532	826	138	532	0	77	0	0	2,105
Campbell	2,146	2,059	261	3,591	0	28	0	1	8,086
Carbon	185	1,416	365	856	0	119	0	20	2,961
Converse	714	749	347	940	0	134	0	0	2,884
Crook	275	293	107	250	0	51	0	4	980
Fremont	3,499	3,772	342	1,559	0	152	0	22	9,346
Goshen	269	1,153	939	442	0	398	0	0	3,201
Hot Springs	3	112	43	166	0	19	0	2	345
Johnson	724	851	164	401	0	51	0	9	2,200
Laramie	7,186	11,087	403	3,471	0	404	0	4	22,555
Lincoln	900	1,709	267	1,721	0	138	0	27	4,762
Natrona	1,554	3,037	931	3,940	5	714	17	31	10,229
Niobrara	20	265	248	177	0	16	0	0	726
Park	17	3,149	379	516	0	29	0	0	4,090
Platte	675	505	752	225	1	26	0	0	2,184
Sheridan	3	2,439	247	872	0	147	0	0	3,708
Sublette	167	1,251	54	417	0	53	0	15	1,957
Sweetwater	564	2,747	1,157	3,868	0	63	0	1	8,400
Teton	5	1,801	48	13	0	67	0	5	1,939
Uinta	26	676	455	1,487	0	61	0	2	2,707
Washakie	47	604	121	349	0	21	0	0	1,142
Weston	360	133	130	460	0	24	0	1	1,108
Total	**20,600**	**41,324**	**9,806**	**27,346**	**6**	**3,301**	**17**	**169**	**102,569**

Table A.33
Exterior Wall of Apartment Units
State of Wyoming
Assessor Data, May 2017

County	Frame Hardboard	Frame Siding	Frame Stucco	Frame Vinyl	Lap Siding	Masonry	Metal Siding	Pine	Total
Albany	576	527	668	380	0	552	0	0	2,703
Big Horn	12	67	3	29	0	35	0	0	146
Campbell	1,053	905	22	1,370	0	35	0	0	3,385
Carbon	4	99	34	180	0	101	0	0	418
Converse	113	127	6	341	0	8	0	0	595
Crook	3	9	8	5	0	0	0	0	25
Fremont	570	683	96	279	0	76	0	0	1,704
Goshen	4	90	20	3	0	8	0	0	125
Hot Springs	0	7	2	12	0	0	0	0	21
Johnson	41	35	59	64	0	23	0	0	222
Laramie	480	1,641	119	1,631	0	687	0	0	4,558
Lincoln	87	148	23	97	0	27	0	0	382
Natrona	90	852	374	301	0	1,069	0	0	2,686
Niobrara	3	3	4	0	0	0	0	0	10
Park	0	217	65	32	0	2	0	0	316
Platte	108	18	18	6	0	0	0	0	150
Sheridan	0	89	18	25	0	23	0	0	155
Sublette	21	30	8	49	0	4	0	0	112
Sweetwater	18	55	13	478	0	4	0	0	568
Teton	24	3	1	0	0	7	0	0	35
Uinta	0	193	106	250	0	25	0	0	574
Washakie	4	36	13	38	0	18	0	0	109
Weston	32	0	18	4	0	0	0	0	54
Total	**3,243**	**5,834**	**1,698**	**5,574**	**0**	**2,704**	**0**	**0**	**19,053**

Table A.34
Exterior Wall of Townhome or Condo Units
State of Wyoming
Assessor Data, May 2017

County	Frame Hardboard	Frame Siding	Frame Stucco	Frame Vinyl	Lap Siding	Masonry	Metal Siding	Pine	Total
Albany	0	0	0	1	150	0	1,285	0	1,436
Big Horn	0	0	0	0	502	0	563	0	1,065
Campbell	0	0	0	0	2,222	0	1,435	0	3,657
Carbon	0	0	0	0	104	0	966	0	1,070
Converse	2	0	0	0	45	0	576	0	623
Crook	0	0	0	0	343	0	230	0	573
Fremont	2	0	0	0	570	0	236	0	808
Goshen	0	0	0	0	195	0	408	0	603
Hot Springs	0	0	0	0	141	0	203	0	344
Johnson	0	1	0	0	185	0	114	0	300
Laramie	0	0	0	0	631	0	175	0	806
Lincoln	0	0	0	0	475	0	378	0	853
Natrona	0	0	0	0	750	0	918	0	1,668
Niobrara	0	0	0	0	70	0	110	0	180
Park	0	0	0	1	24	0	1,058	0	1,083
Platte	0	0	0	0	85	0	504	0	589
Sheridan	0	0	0	0	533	0	777	0	1,310
Sublette	0	0	0	0	140	0	386	0	526
Sweetwater	0	0	0	0	7	0	3,874	0	3,881
Teton	0	0	0	0	20	0	265	0	285
Uinta	0	0	0	0	410	0	965	0	1,375
Washakie	0	0	0	0	113	0	355	0	468
Weston	0	0	0	0	270	0	332	0	602
Total	4	1	0	2	7,985	0	16,113	0	24,105

Table A.35
Exterior Wall of "Other" Units
State of Wyoming
Assessor Data, May 2017

County	Frame Hardboard	Frame Siding	Frame Stucco	Frame Vinyl	Lap Siding	Masonry	Metal Siding	Pine	Total
Albany	0	0	0	0	0	0	0	366	366
Big Horn	0	0	0	0	0	0	0	194	194
Campbell	0	0	0	0	0	0	0	35	35
Carbon	0	0	0	0	0	0	0	414	414
Converse	0	0	0	0	0	0	0	59	59
Crook	0	0	0	0	0	0	0	73	73
Fremont	1	0	0	0	0	0	0	661	662
Goshen	0	0	0	0	0	0	0	5	5
Hot Springs	0	0	0	0	0	0	0	80	80
Johnson	0	0	0	0	0	0	0	291	291
Laramie	0	0	0	0	0	0	0	16	16
Lincoln	0	0	0	0	0	0	0	61	61
Natrona	0	1	0	0	0	0	0	110	111
Niobrara	0	0	0	0	0	0	0	9	9
Park	0	0	0	0	0	0	0	0	0
Platte	0	0	0	0	0	0	0	5	5
Sheridan	0	0	0	0	0	0	0	12	12
Sublette	0	0	0	0	0	0	0	218	218
Sweetwater	0	0	0	0	0	0	0	7	7
Teton	0	0	0	0	0	0	0	12	12
Uinta	0	0	0	0	0	0	0	41	41
Washakie	0	0	0	0	0	0	0	16	16
Weston	0	0	0	0	0	0	0	15	15
Total	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**2,700**	**2,702**

Table A.36
Exterior Wall of Mobile Home Units
State of Wyoming
Assessor Data, May 2017

County	Frame Hardboard	Frame Siding	Frame Stucco	Frame Vinyl	Lap Siding	Masonry	Metal Siding	Pine	Total
Albany	0	0	0	1	150	0	1,285	0	1,436
Big Horn	0	0	0	0	502	0	563	0	1,065
Campbell	0	0	0	0	2,222	0	1,435	0	3,657
Carbon	0	0	0	0	104	0	966	0	1,070
Converse	2	0	0	0	45	0	576	0	623
Crook	0	0	0	0	343	0	230	0	573
Fremont	2	0	0	0	570	0	236	0	808
Goshen	0	0	0	0	195	0	408	0	603
Hot Springs	0	0	0	0	141	0	203	0	344
Johnson	0	1	0	0	185	0	114	0	300
Laramie	0	0	0	0	631	0	175	0	806
Lincoln	0	0	0	0	475	0	378	0	853
Natrona	0	0	0	0	750	0	918	0	1,668
Niobrara	0	0	0	0	70	0	110	0	180
Park	0	0	0	1	24	0	1,058	0	1,083
Platte	0	0	0	0	85	0	504	0	589
Sheridan	0	0	0	0	533	0	777	0	1,310
Sublette	0	0	0	0	140	0	386	0	526
Sweetwater	0	0	0	0	7	0	3,874	0	3,881
Teton	0	0	0	0	20	0	265	0	285
Uinta	0	0	0	0	410	0	965	0	1,375
Washakie	0	0	0	0	113	0	355	0	468
Weston	0	0	0	0	270	0	332	0	602
Total	**4**	**1**	**0**	**2**	**7,985**	**0**	**16,113**	**0**	**24,105**