

# Existing Economic Condition Washakie County

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## INTRODUCTION

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The following is a discussion of the demographic and economic trends for Washakie County, Wyoming during the past 30 years. This report has been developed as a part of the background information for the Bighorn National Forest planning process currently being conducted by the U.S. Forest Service. The report is intended to provide insight into the structure and trends of the Washakie County economy.

## PROCEDURES

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The analysis considers six standard regional measures including: 1) Population, 2) Employment, 3) Diversification, 4) Personal income, 5) County government revenue, and 6) Housing. Information on population was obtained from the U.S. Bureau of Census and the U.S. Department of Commerce’s Regional Information System (REIS). Information on employment, personal income, and diversification were also developed from the REIS database. Information on county government revenue was obtained from various state and federal reports. Housing information was obtained from the Wyoming Department of Administration and Information’s Division of Economic Analysis and the Wyoming Housing Database Partnership. All dollar amounts except for housing were adjusted for inflation.

To put the information for Washakie County into perspective it is compared to similar measures for other regions of the country. In some cases these comparison involve the use of location quotients (LQ). In this report, a LQ is simply the percent of an economic activity at the county level divided by the percent of that economic activity at the state or national level. A LQ greater than one indicates that the county economy is specialized in the economic activity. A LQ of one or less indicates that the county economy is not specialized in the economic activity. LQ’s are also a rough indicator of the economic base of the county’s economy. A LQ of greater than one suggests that the county economy is more than self-sufficient in the production of the good or service and as a result exports some of the production. A LQ of one or less suggests that the county economy consumes all of its production of the good or service locally and does not produce any for export.

## POPULATION

Population is an important measure because the ability to attract and retain people to live, work, play, and retire is key to the long-term viability of the region. Figure 1 shows population growth for the county from 1970 to 1999. The figure highlights two important aspects of population growth in the county. One is moderate growth – in 1999 there were 13 percent more people in the county than there were in 1970. The second aspect is the variability of population growth in the county. From 1970 through 1982 the population in the county increased at a 2.5 percent per year rate. However, it then fell by -2.2 percent per year from 1982 to 1991. Since 1991, the county’s population has been fairly stable with a slight decline in 1999. Much of the population instability in the 1970’s and 1980’s can be attributed to the cyclical nature of the mineral industry in the region.

**Figure 1. Washakie County Population, 1970-1999**

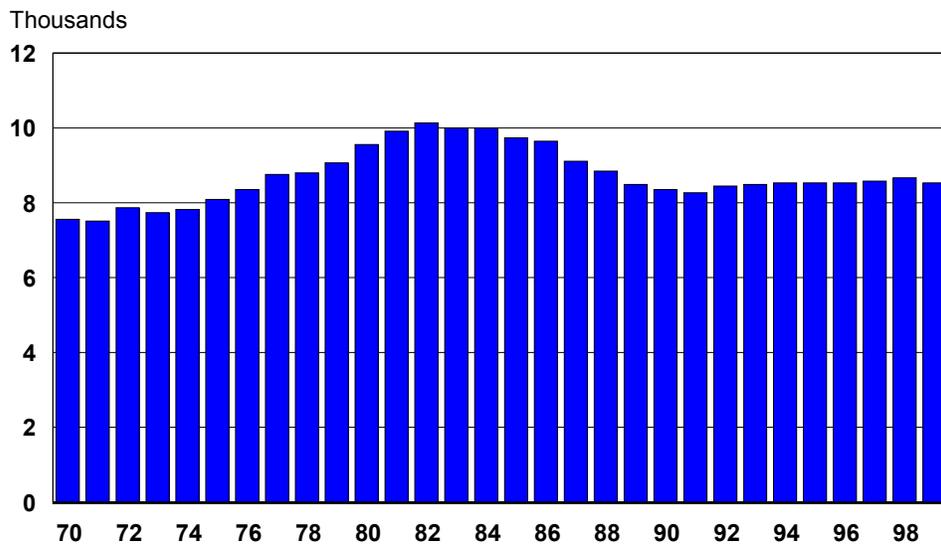
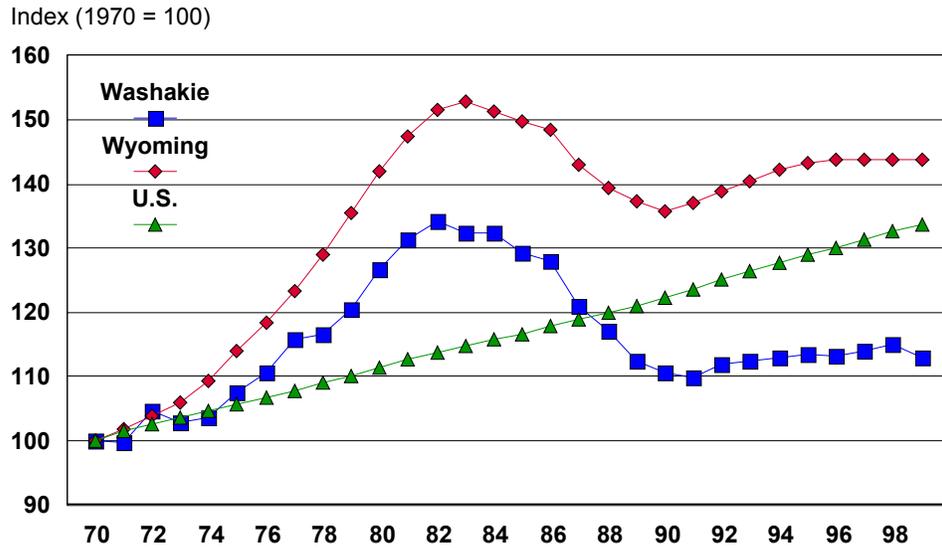


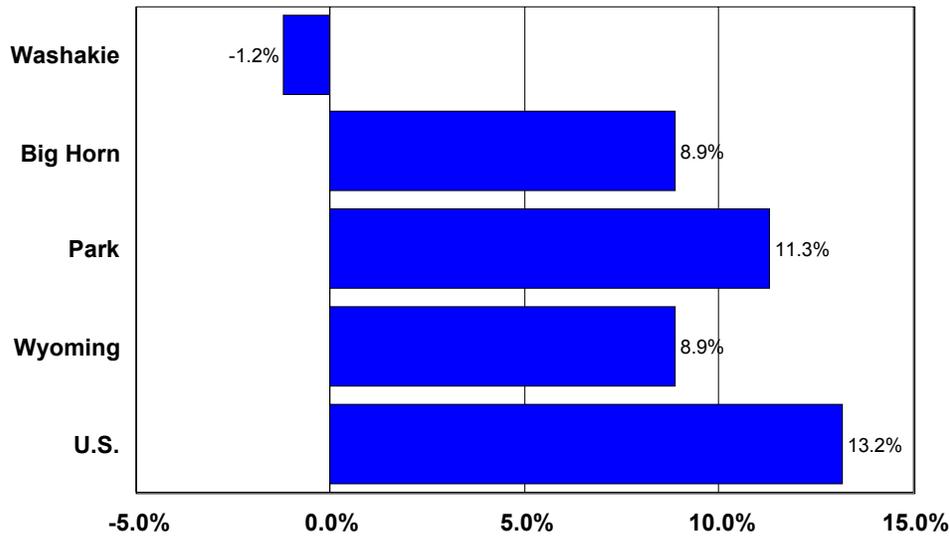
Figure 2 illustrates the variability of population growth in the county and Wyoming relative to the U.S. Between 1970 and 1999, the U.S. population grew at a stable rate of 1.0 percent per year. Total population growth in the county from 1970 to 1990 was 15 percent lower than in the U.S. and 21 percent lower than in Wyoming.

**Figure 2. Comparison of Population Change 1970-1999**



The latest Bureau of Census data indicates that the population of the county had decreased by about 1 percent between 1990 and 2000 (Figure 3). The county was one of four in Wyoming to lose population between 1990 and 2000 (the others were Sweetwater, Niobrara, and Carbon). The loss in population is in contrast to the population growth for neighboring counties of Park and Big Horn. It is also in contrast to the population growth for Wyoming and the U.S.

**Figure 3. Population Growth 1990-2000**



Population growth comes from one of two sources. One source is natural increase, which occurs when there are more births than deaths among residents. The second source is net in-migration, which occurs when more people move into a region than move out. For the county, there was population growth between 1990 and 2000 from natural increase (+281 individuals), however this increase was more than offset by net out-migration (-380 individuals) – Figure 4. This growth pattern is substantially different from Park or Big Horn Counties where most of the growth was from net in-migration in addition to some growth from natural increase. While Wyoming’s population growth was primarily from natural increase, it did not suffer the net out-migration seen in the county. Essentially about 5 percent of the county’s 1990 population had left the county by 2000.

**Figure 4. Sources of Population Growth 1990-2000**

	Natural Increase	Net In-migration
Washakie	+281	-380
Big Horn	28.8%	71.2%
Park	33.1%	66.9%
Wyoming	74.0%	26.0%

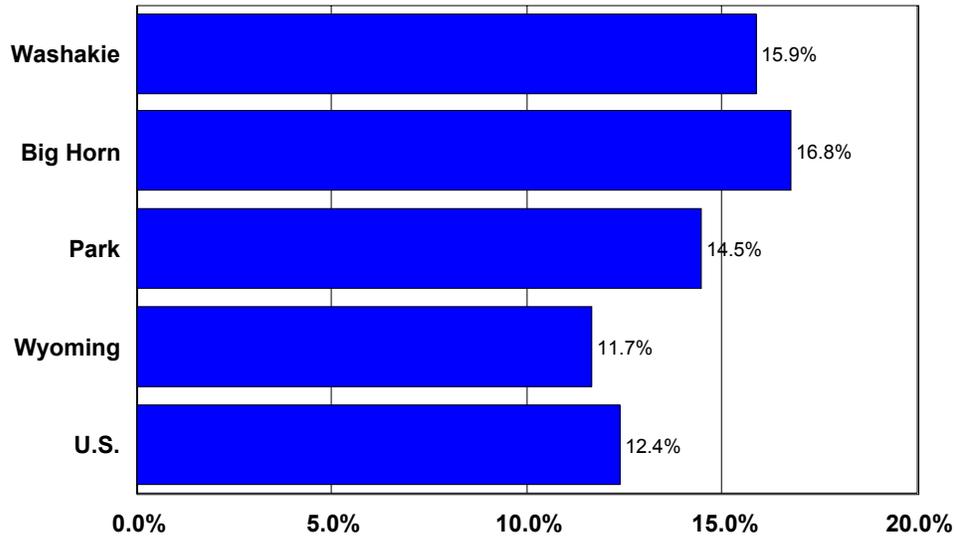
Spatial location is another important aspect of population growth. Between 1990 and 2000 the county did experience growth in rural areas outside of incorporated areas (+400 individuals), however this increase was more than offset by a population decline in incorporated areas (-499 individuals) - Figure 5. While Big Horn and Park also experienced population growth in rural areas, the majority of their growth was in incorporated areas. Statewide, over 50 percent of the growth was outside incorporated areas, however, the state also had positive population growth in incorporated areas.

**Figure 5. Location of Population Growth 1990-2000**

	Unincorporated	Incorporated
Washakie	+400	-499
Big Horn	45.8%	54.2%
Park	39.3%	60.7%
Wyoming	55.2%	44.8%

A final aspect of population considered in the analysis was the age of the population. As show in Figure 6, 16 percent of the county’s population was 65 years of age or older in 2000. While this is slightly lower than Big Horn County and slightly higher than Park County, it is substantially higher than either Wyoming, or the U.S.

**Figure 6. Percent of Population 65 or Older, 2000**

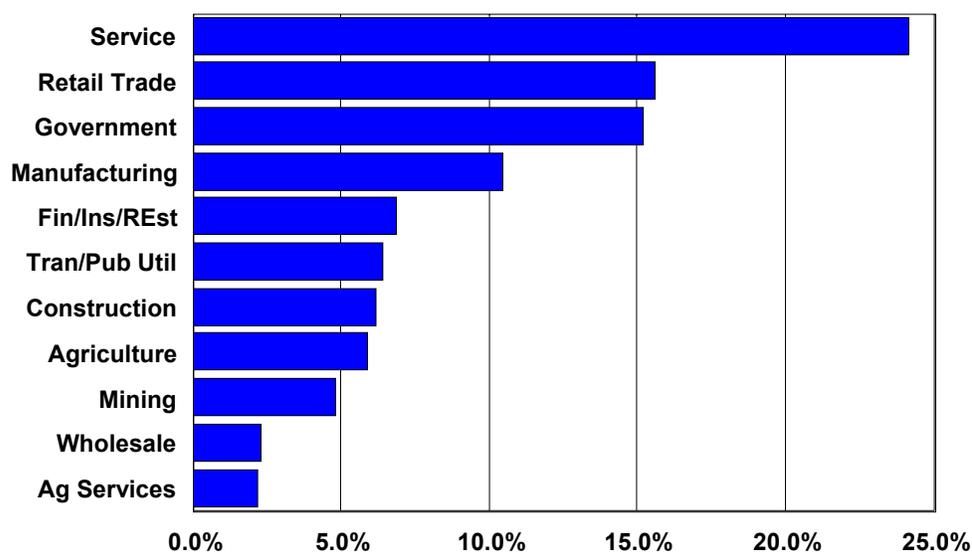


## EMPLOYMENT

Employment is an important measure because one of the major functions of a region’s economy is to provide jobs for residents. Employment growth is closely associated with population growth because people are both producers and consumers. As a result, employment growth is both a cause and affect of population growth.

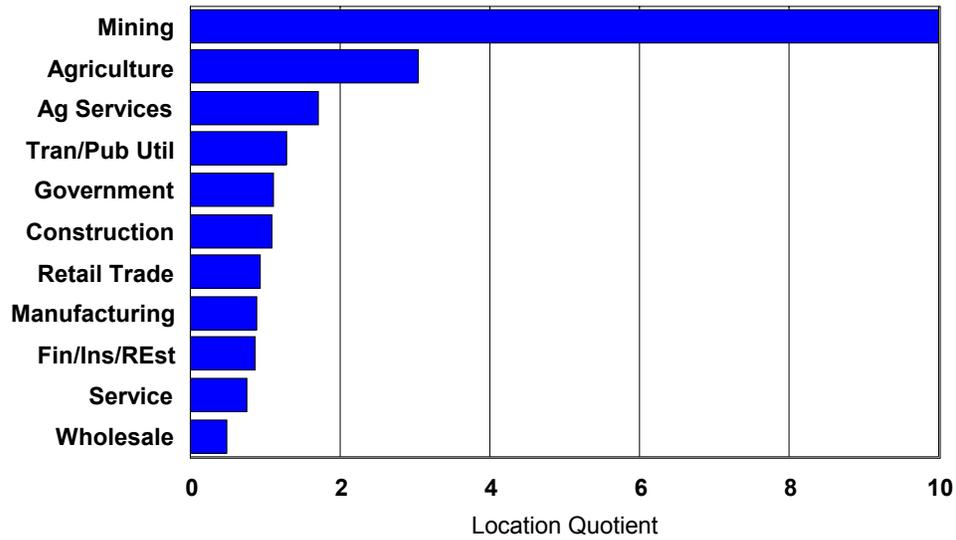
Figure 7 illustrates the distribution of employment in the county for 1999. County employment was concentrated in three sectors with largest being service (24.2%). Following service were retail trade (15.6%) and government (15.2%). These three sectors represented 55 percent of total employment in the county.

**Figure 7. Employment by Sector in Washakie County, 1999**



Compared to the U.S. economy, county employment is highly specialized in two sectors. The location quotients in Figure 8 indicated that county employment in mining was over 10 times the national average and that county employment in agriculture was over 3 times the national average. Other sectors significantly above the national average include agriculture services (1.72 times), Federal civilian employment (1.51 times) and transportation and public utilities (1.31 times). Compared to the Wyoming economy, county employment was particularly specialized in manufacturing (2.50 times the state average).

**Figure 8. Washakie County Employment Compared to U.S., 1999**



Employment in the county followed a growth pattern similar to that for population (Figure 9). In terms of growth there were over 50 percent more jobs in the county in 1999 as there were in 1970. However, the growth rate was variable ranging from 4.1 percent per year from 1970 through 1981 to -2.2 percent per year between 1981 and 1989. Since 1989 county employment has been increasing at a rate of 1.8 percent per year.

**Figure 9. Total Employment in Washakie County, 1970-99**

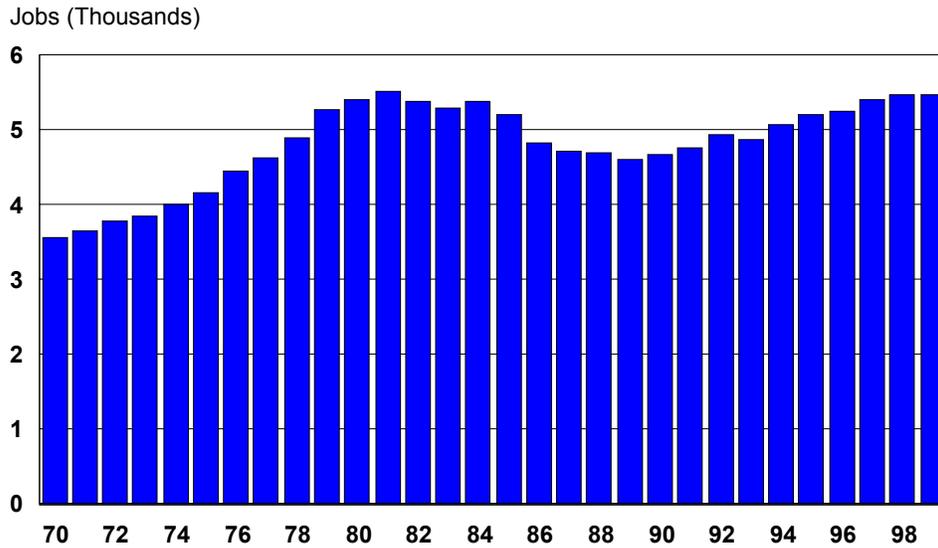
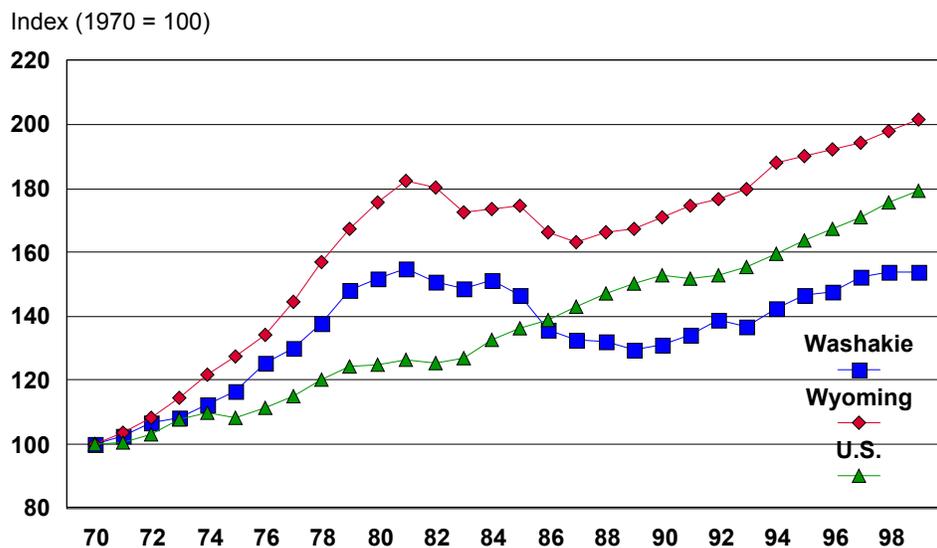


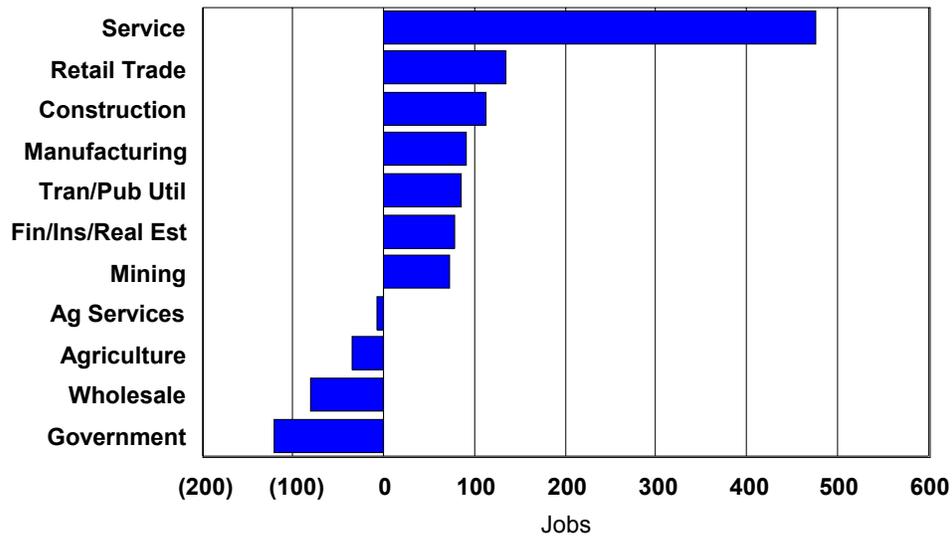
Figure 10 compares employment growth in the county with that for Wyoming and the U.S. The figure indicates that employment growth in the county prior to 1986 tended to be higher than the U.S., but lower than Wyoming. Since 1986 county population growth has lagged behind both Wyoming and the U.S. Employment was also less stable for the county than at the national level. Overall employment growth in the county was 14 percent below the U.S. and 24 percent below Wyoming between 1970 and 1999, with the gap widening over time.

**Figure 10. Comparison of Employment Growth, 1970-99**



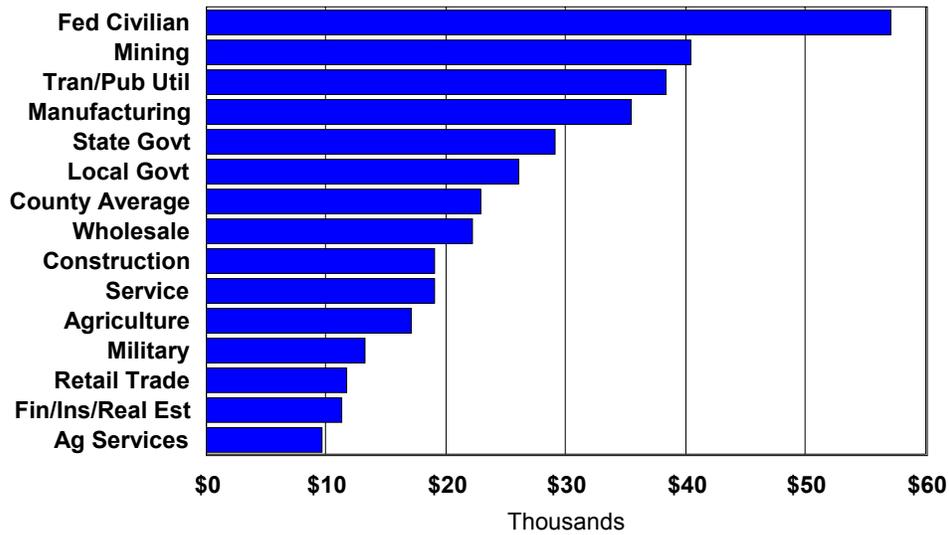
Employment in the county increased by over 800 jobs (17.3%) between 1990 and 1999 (Figure 11). The service sector accounted for nearly 60 percent of this growth, followed by retail trade (16.6%), and construction (14.1%). These three sectors accounted for nearly 90 percent of the employment growth between 1990 and 1999. Four sectors lost employment between 1990 and 1999. The largest decreases were in the wholesale sector (-80 jobs) and government (-121 jobs). The job losses in government employment were in local government (-123 jobs) and Federal civilian (-13 jobs), with state government employment increasing (+15 jobs). The fastest growing individual sectors were service (56.1%), construction (50.7%), mining (38.4%), and transportation/public utilities (32.1%).

**Figure 11. Changes in Washakie County Employment by Sector, 1990 to 1999**



Average earnings per job ranged from more than \$57,000 for Federal civilian employment to less than \$9,800 for ag services (Figure 12). The county average in 1999 was \$22,987. The three sectors with the highest average earnings per job were federal civilian (\$57,220), mining (\$40,414), and transportation/public utilities (\$38,377).

**Figure 12. Average Earnings Per Job by Sector for Washakie County, 1999**



After peaking at \$27,048 in 1979, real (inflation adjusted) average earnings per job had declined by 19 percent to \$21,934 in 1999 (Figure 13). This decline reflects the increase lower paying jobs such as service and retail and the decrease in higher paying jobs such as government employment.

**Figure 13. Average Earnings Per Job for Washakie County, 1970-99 (Adjusted for Inflation)**

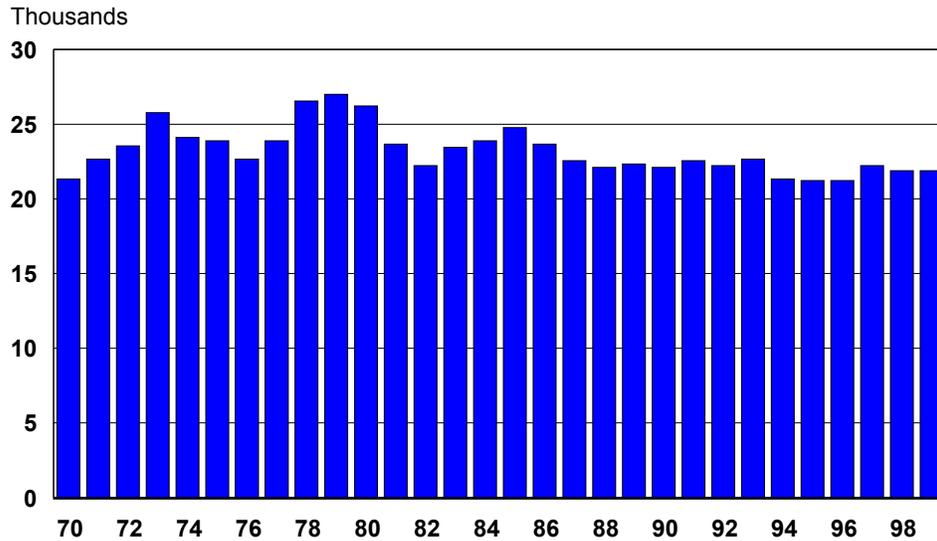
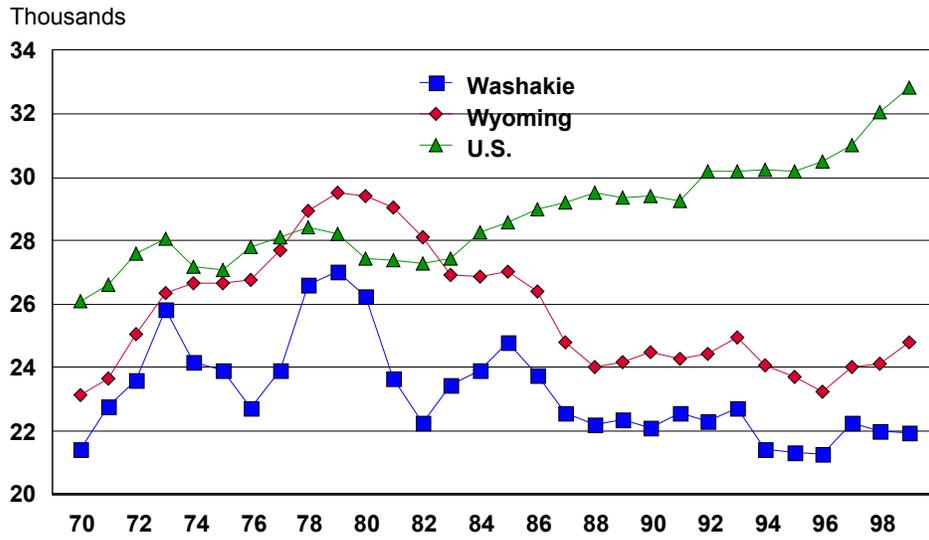


Figure 14 indicates that after occasionally approaching the U.S. level between 1970 and 1980; county average earnings per job have lagged behind both Wyoming and the U.S. In 1999, county average earnings per job were 12 percent below the Wyoming average and over 33 percent below the U.S. average. Figure 14 indicates that this gap appears to be widening over time for both Wyoming and the county, but that the county gap is growing faster.

**Figure 14. Average Earnings Per Job, 1970-99  
(Adjusted for Inflation)**



## ECONOMIC DIVERSIFICATION

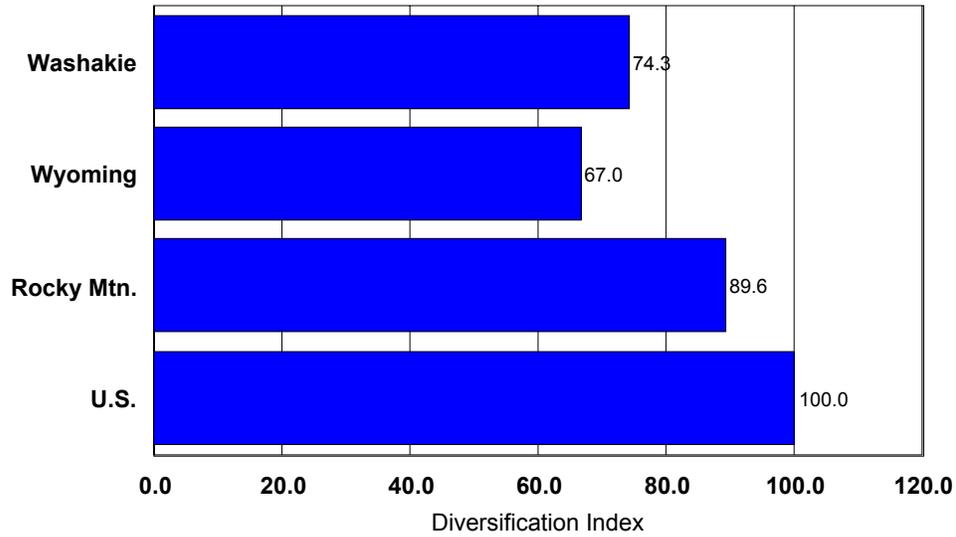
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Economic diversity is seen as a measure of the county's ability to respond to economic change. "Conventional wisdom" has held that more diverse economies are inherently more stable since they are better able to deal with external economic fluctuations since they are less dependent on any one industry for their economic prosperity. Similarly, it is felt that less diverse economies are less stable since they are not as able to deal with external economic fluctuations since they are more dependent on one or more industries for their economic prosperity. In a sense economic diversity is seen as a measure of a county's resiliency to economic change.

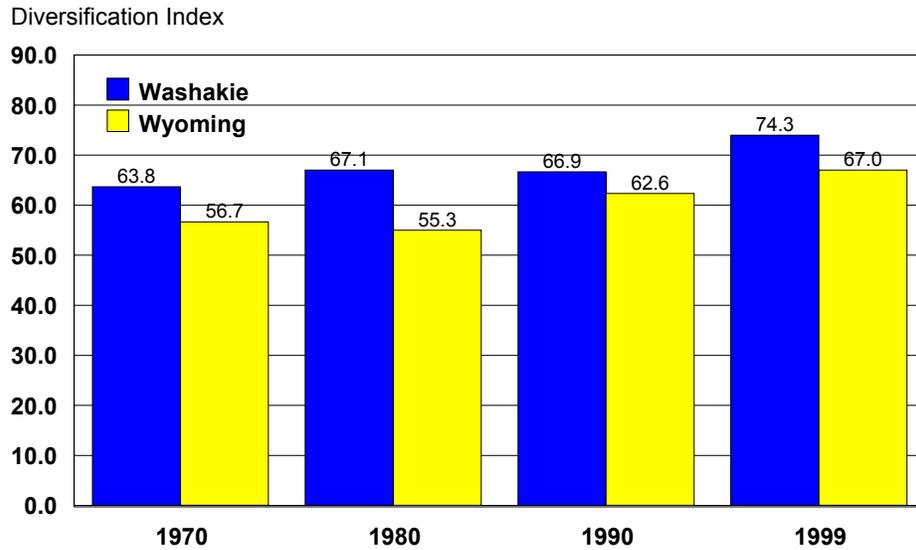
In this analysis economic diversity is measured by comparing the absolute differences in the distribution of the county's employment with that for the U.S. These differences were then summed, subtracted from one, and multiplied by 100 to develop a diversification index. An index of 100 indicates that a county's economy is as diversified as the U.S. economy. An index of less than 100 indicates that a county's economy is less diversified than the U.S. economy. For this analysis a diversity indices were calculate for 1970, 1980, 1990, and 1999 to look at the trend in diversity over time. To put the county's index in perspective it is compared to similar indices for Wyoming and the Rocky Mountain Regions.

Figure 15 shows that the economic diversity index for the county was 74.3 in 1999. This was 17 percent less than the index for the Rocky Mountain region (89.6), but 11 percent higher than the index for Wyoming (67.0). This suggests that for its size the county economy is fairly diversity and is less vulnerable to economic changes in key sectors. Figure 16 indicates that historically the county's diversification index has been significantly higher than Wyoming's. After declining slightly between 1980 and 1990, the county's diversification index increased by 11 percent between 1990 and 1999. This increase was nearly 1.6 times the diversity increase for Wyoming.

**Figure 15. Economic Diversification Index, 1999**



**Figure 16. Economic Diversification Index, 1970, 1980, 1990, & 1999**



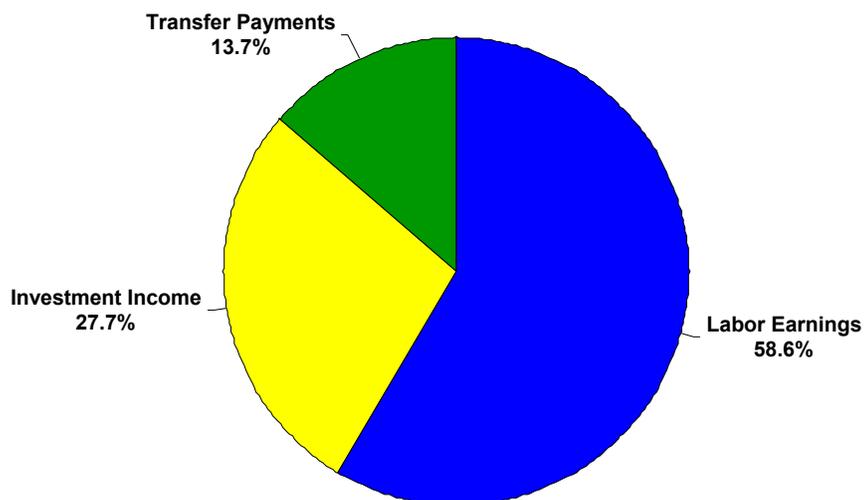
## PERSONAL INCOME

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Personal income is an important regional measure because it represents the dollars that residents live on. The U.S. Department of Commerce divides sources of personal income into three major categories: 1) Labor earnings which represent wages, salaries, and proprietor (self-employed) income, 2) Investment income which represents property income including dividends, interest, and rents, and 3) Transfer payment which are primarily government payments to individuals such as Social Security, Medicare, and Medicaid. The following is a summary of personal income in Washakie County.

Figure 17 illustrates the sources of personal income for the county in 1999. Labor earnings were the largest source accounting for nearly 60 percent of county personal income. Following labor earnings were investment income (27.7%) and transfer payments (13.7%). The importance of labor earnings indicates that most of local personal income in the county is dependent on economic activity in the county.

**Figure 17. Source of Personal Income for Washakie County, 1999**



The sources of personal income for the county were somewhat different than either Wyoming or the U.S (Figure 18). While slightly less than 60 percent of county personal income was from labor earnings, Wyoming received over 60 percent and the U.S. received nearly 70 percent from labor earnings. While nearly 28 percent of county personal income was from investment income, Wyoming received only 25 percent and the U.S. received only slightly more than 18 percent from investment income. This may reflect the relatively older population in the county, which is less likely to be currently working.

**Figure 18. Comparison of Source of Personal Income, 1999**

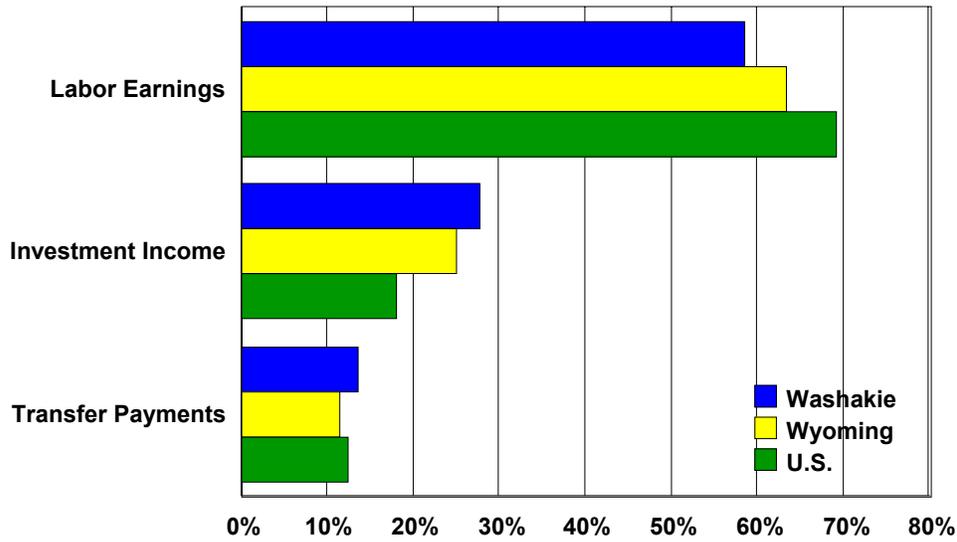
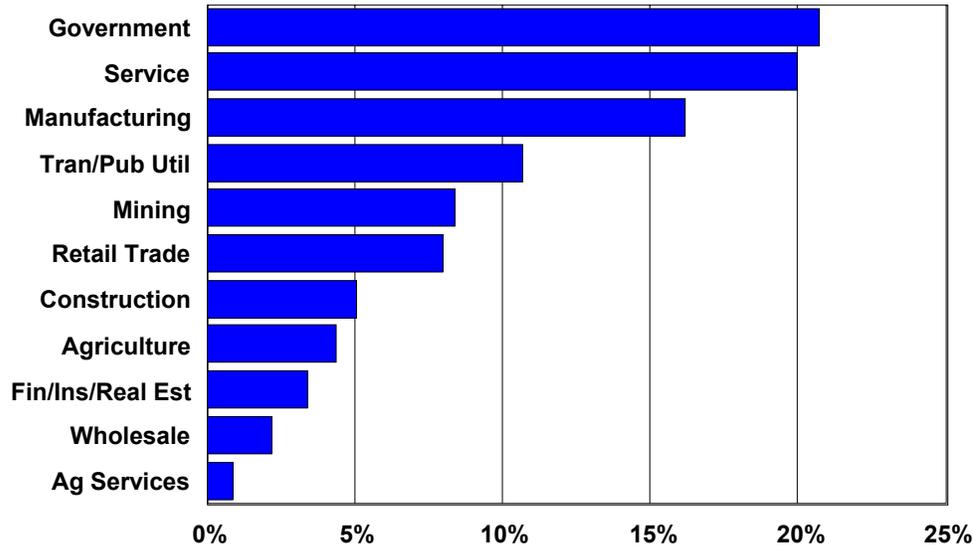


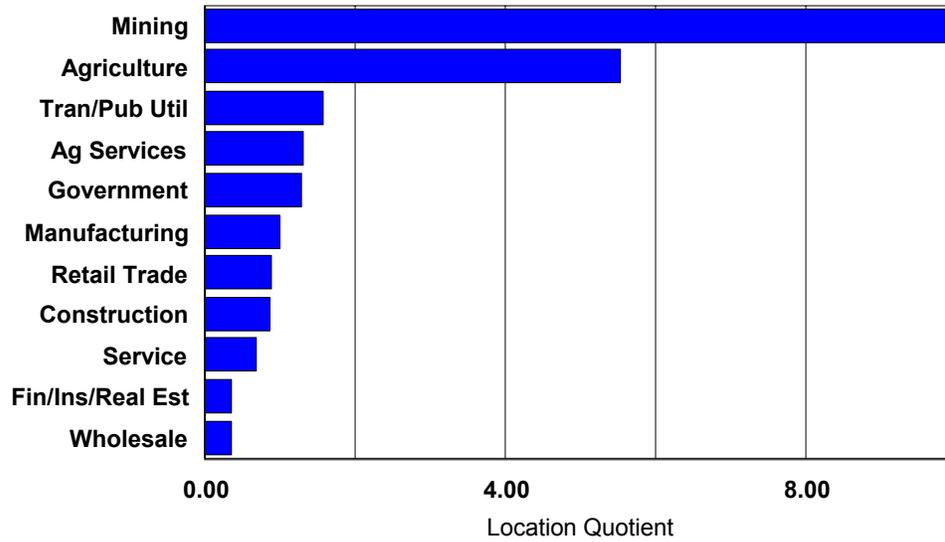
Figure 19 illustrates the distribution of labor earnings for the county in 1999. County labor earnings were concentrated in three sectors with the largest being government (20.7%), followed by service (20.0%) and manufacturing (16.2%). These three sectors represented nearly 57 percent of total labor earnings in the county.

**Figure 19. Labor Earnings by Sector for Washakie County, 1999**



Compared to the U.S. economy, county labor earnings are highly specialized in two sectors. The location quotients in Figure 20 indicate that county earnings from mining were over 10 times the national average and that county earnings from agriculture were over 5.5 times the national average. Other sectors significantly above the national average include transportation/public utilities (1.58 times), ag services (1.33 times), and government (1.30 times). Government earnings were particularly specialized in terms of Federal civilian employment, which was 2.0 times the national average. Compared to the Wyoming economy, county labor earnings were particularly specialized in manufacturing where they were 3.1 times the state average.

**Figure 20. Washkie County Labor Earnings Compared to U.S., 1999**



Total personal income in the county followed a growth pattern similar to that for population and employment (Figure 21). In terms of growth, county real total personal income (adjusted for inflation) was over 2.0 times greater in 1999 than it was in 1970. However, the growth rate was variable ranging from 6.7 percent per year from 1970 through 1980 to -1.7 percent per year between 1980 and 1990. Since 1990 county personal income has been increasing at a rate of 2.6 percent per year.

**Figure 21. Total Personal Income for Washakie County, 1970-99 (Adjusted for Inflation)**

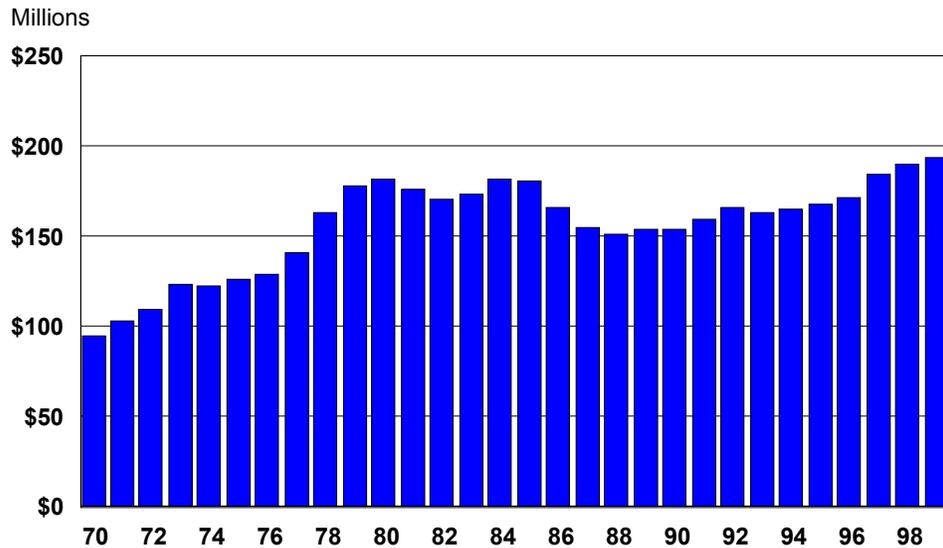
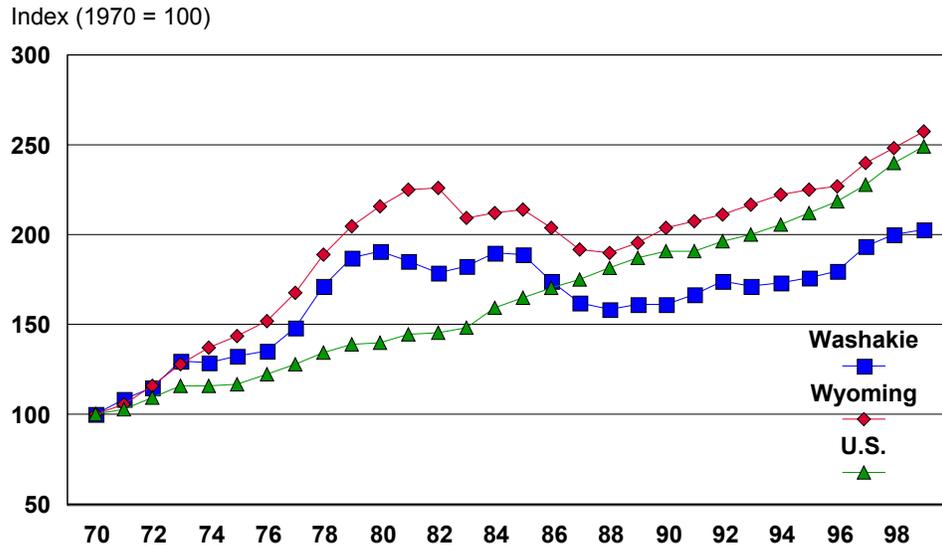


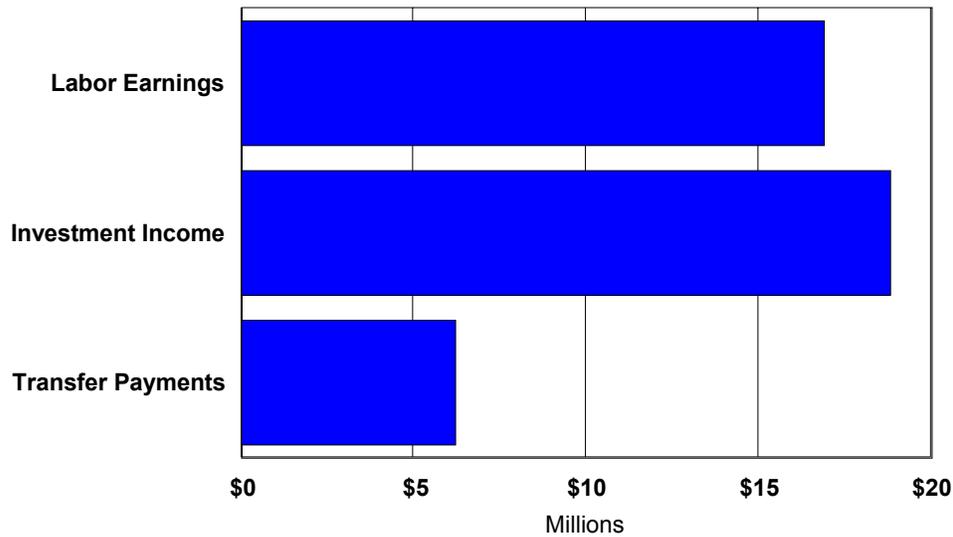
Figure 22 compares personal income growth in the county with that for Wyoming and the U.S. The figure indicates that income growth in the county was higher than the U.S., but somewhat lower than Wyoming up until 1985. Since 1985 county income growth has been below both U.S. and Wyoming and the gap appears to be widening over time. Overall, income growth in the county was about 18 percent less than the U.S. and about 21 percent less than Wyoming between 1970 and 1999.

**Figure 22. Comparison of Personal Income Growth, 1970-99  
(Adjusted for Inflation)**



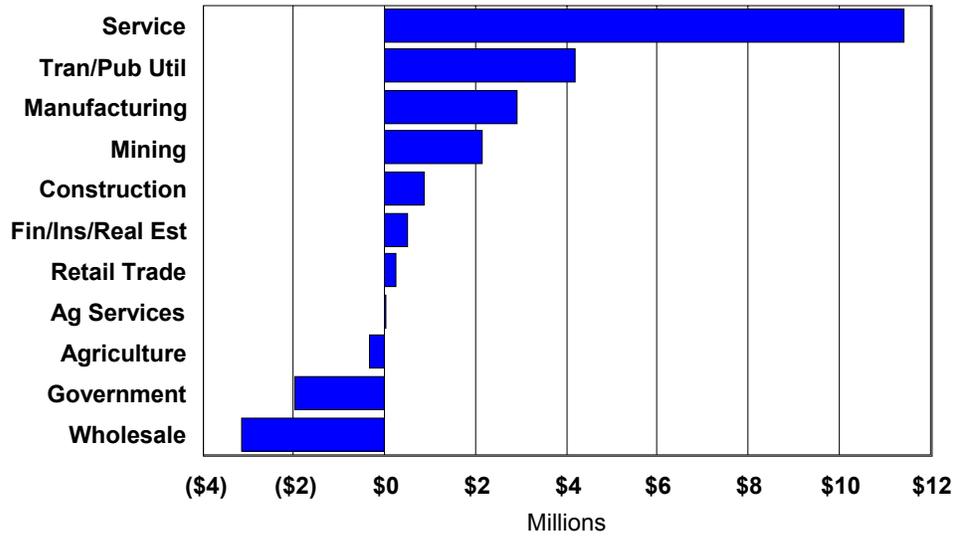
Total real personal income in the county increased by more than \$42 million (25.7%) between 1990 and 1999. Investment income accounted for about 45 percent of this increase, with labor earnings representing about 40 percent of the increase and transfer payments accounting for about 15 percent (Figure 23). The fastest growing source of personal income was investment income (49.6%), followed by transfer payments (28.3%), and labor earnings (16.4%).

**Figure 23. Change in Washakie County Income by Source, 1990 to 1999 (Adjusted for Inflation)**



In terms of labor earnings, service sector earnings, which increased by over \$11 million, accounted for more than 67 percent of the increase between 1990 and 1999 (Figure 24). At the other extreme, government sector earnings decline by nearly \$2 million and wholesale sector earnings declined by over \$3 million between 1990 and 1999. The fastest growing individual sector was service, which nearly doubled between 1990 and 1999.

**Figure 24. Changes in Washakie County Labor Earnings by Sector, 1990 to 1999 (Adjusted for Inflation)**



Real per capita income for the county increased by over 80 percent from \$12,600 in 1970 to \$22,705 in 1999 (Figure 25). While there have been some period of fluctuation, county per capita income has tended to be increasing or stable throughout the time period.

**Figure 25. Per Capita Income for Washakie County, 1970-99  
(Adjusted for Inflation)**

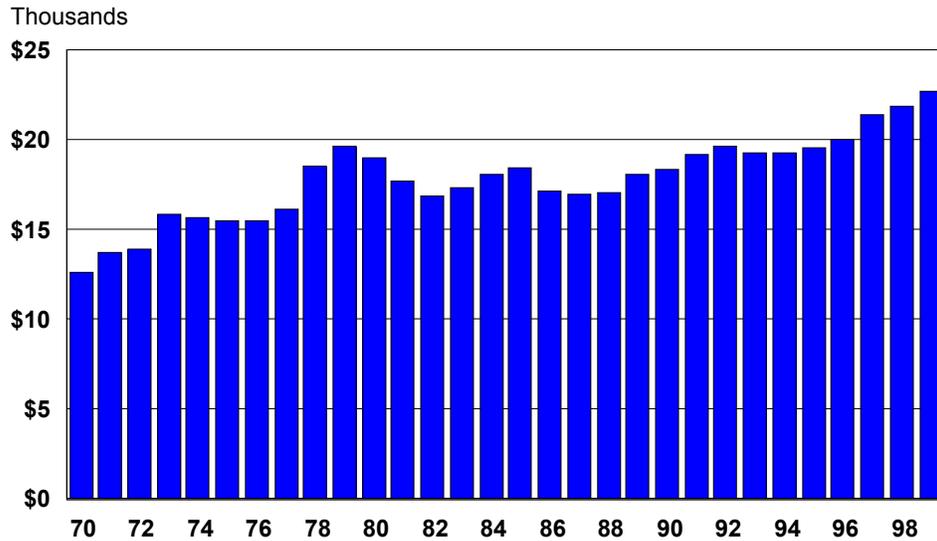
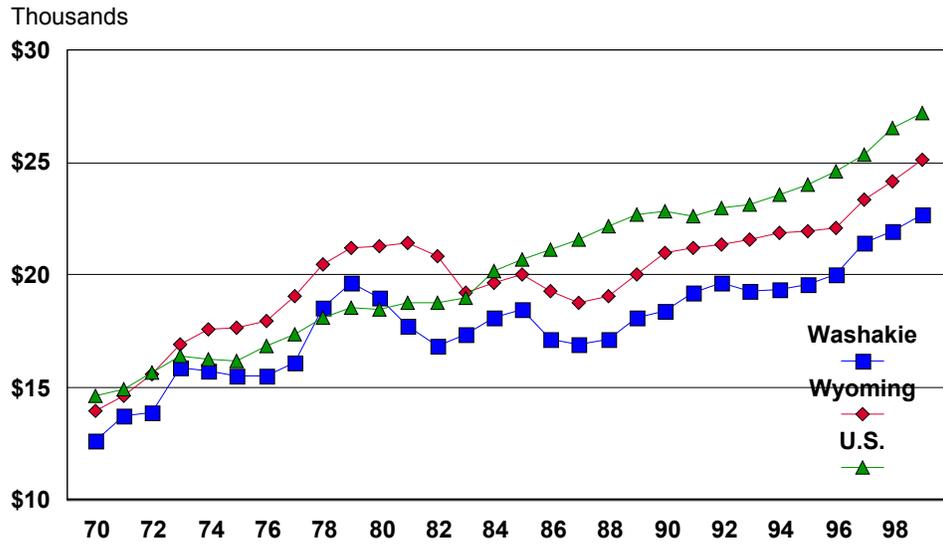


Figure 26 indicates that from 1970 to 1980, county per capita income was comparable to the U.S. and Wyoming. However, since 1980 county per capita income has been below the U.S. and Wyoming. In 1999 county per capita income was 10 percent lower than Wyoming and 17 percent lower than the U.S.

**Figure 26. Comparison of Per Capita Income, 1970-99  
(Adjusted for Inflation)**

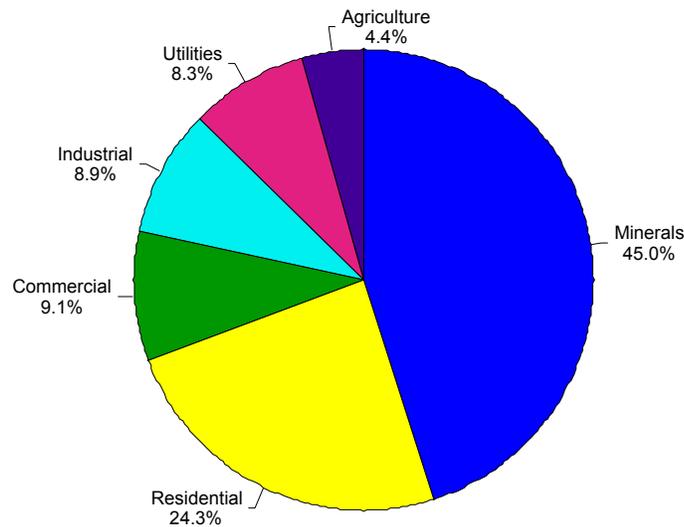


## COUNTY GOVERNMENT REVENUE

Another important aspect of the county’s economy is the fiscal capacity of county government. This is important because it determines the ability of the county to provide public services and maintain public infrastructure. Two aspects of county government finances are considered in the report: 1) Assessed valuation and 2) Federal land payments.

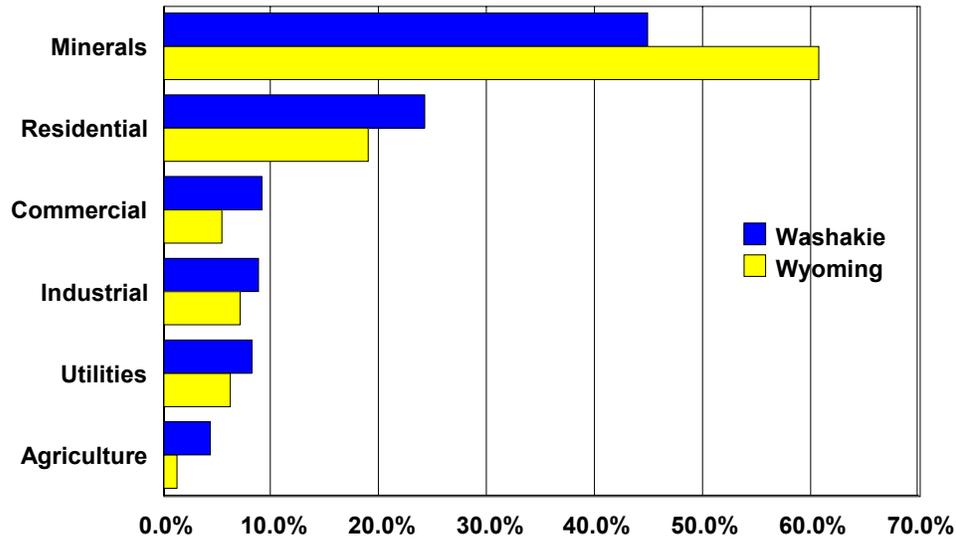
In 2001 the total assessed valuation for the county was \$100.4 million. Figure 27 shows that minerals were the largest source of assessed valuation for the county in 2001 (45.0%). Following minerals were residential property (24.3%), and commercial property (9.1%). These three categories represent over 78 percent of the total assessed valuation for the county.

**Figure 27. Washakie County Assessed Valuation, 2001**



The sources of the county’s assessed valuation are somewhat different from Wyoming, statewide (Figure 28). While residential property accounted for more than 24 percent of the county’s total assessed valuation it represented less than 20 percent of the state’s total assessed valuation. Conversely, while minerals account for more than 60 percent of the state’s total assessed valuation, it represents 45 percent of the county’s total assessed valuation. The county also had a higher proportion of its assessed valuation from commercial, industrial, utilities, and agriculture.

**Figure 28. Sources of Assessed Valuation, 2001**



The county’s assessed valuation has fluctuated drastically during the last 20 years. Between 1980 and 1982, total assessed valuation increased in real terms by over 85 percent (Figure 29). However, from 1982 to 1990 county assessed valuation decreased by nearly 60 percent. Since 1990, the county’s assessed valuation has been fairly constant, with some increase since 1999.

**Figure 29. Washakie County Assessed Valuation, 1980-01  
(Adjusted for Inflation)**

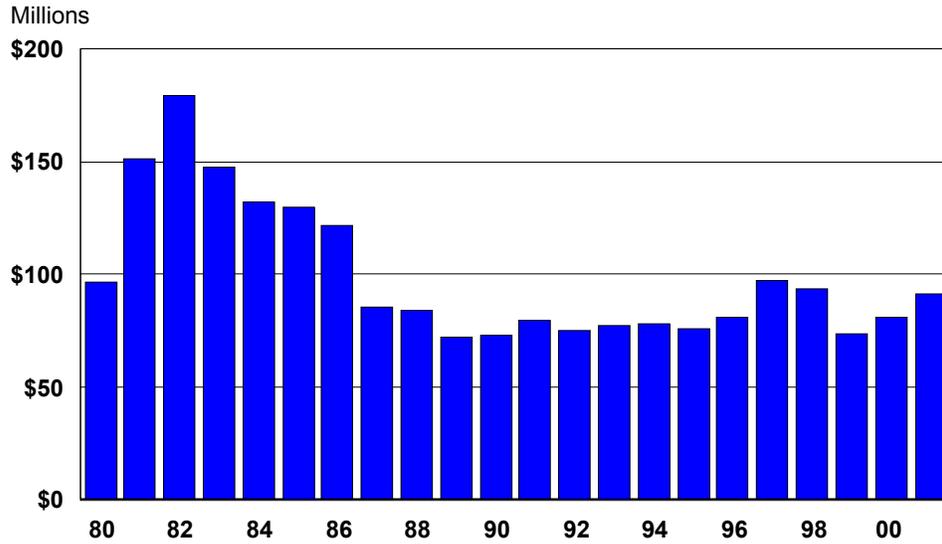
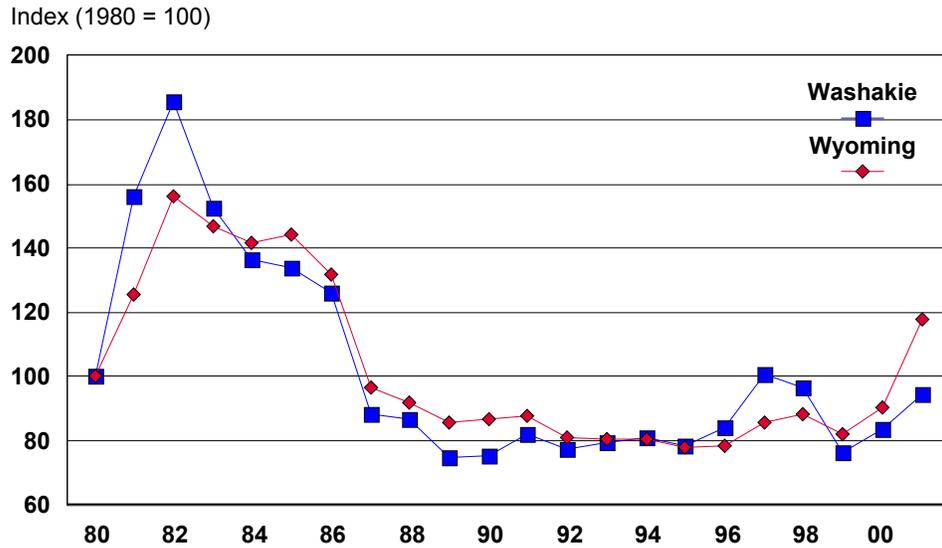


Figure 30 indicates that Wyoming also experienced a decline in assessed valuation between 1980 and 1990, similar to the decline in the county. Since 1999, the growth in county assessed valuation has lagged behind Wyoming's. In 2001, county assessed valuation was about 5 percent less than the 1980 level in real terms. In comparison, the statewide-assessed valuation was nearly 18 percent higher than the 1980 level in real terms.

**Figure 30. Comparison of Assessed Valuation Growth, 1980-01 (Adjusted for Inflation)**



The county’s assessed valuation has increased by nearly \$18 million (23.9%) in real terms since 1999. Almost all of this increase was in minerals, primarily crude oil with some increase in natural gas (Figure 31). Residential property represented a small percent of the increase. The fastest growing individual categories of assessed valuation were minerals (90.8%), particularly crude oil (127.5%).

**Figure 31. Changes in Washakie County Assessed Valuation, 1999-01 (Adjusted for Inflation)**

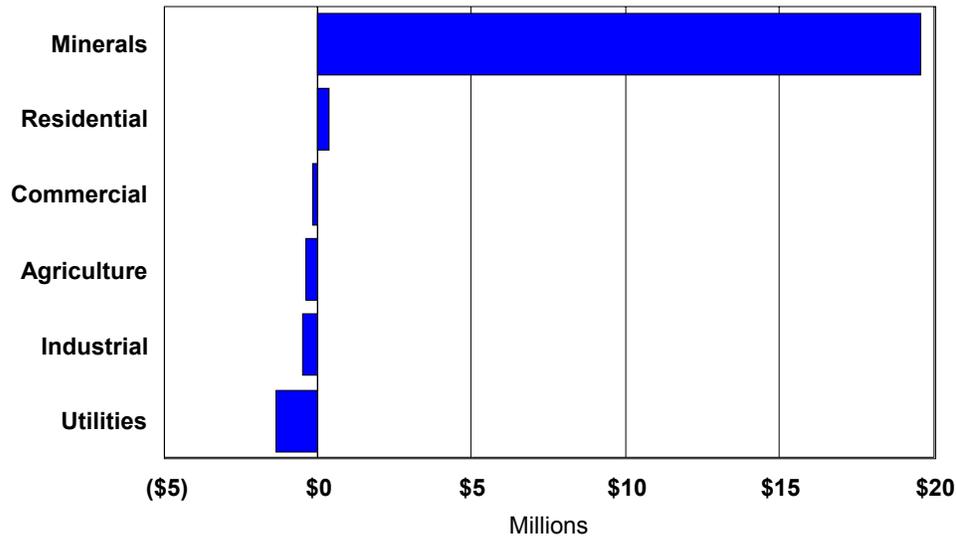
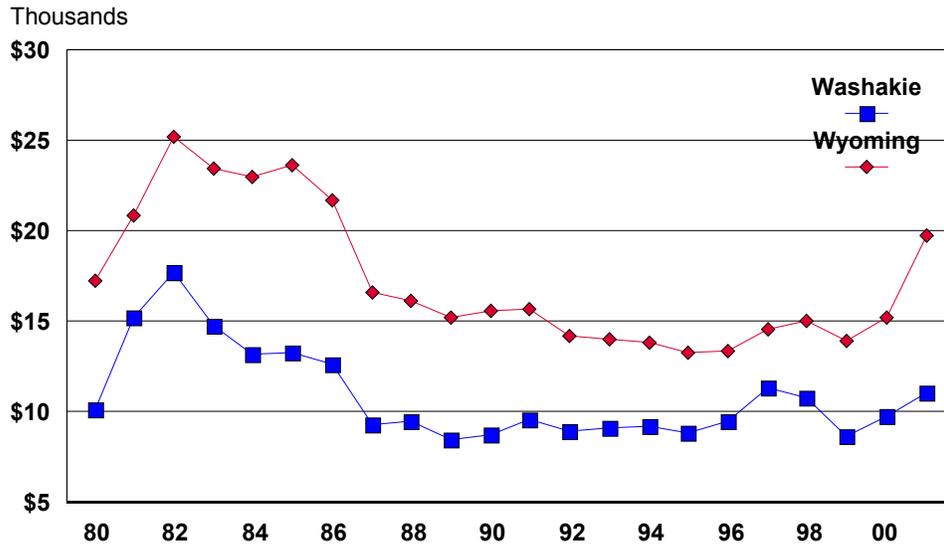


Figure 32 indicates that county per capita assessed valuation has decline in real terms since the high in 1982. Overall, per capita assessed valuation was \$10,112 in 1980; by 2001 it had increased slightly to \$11,065. Figure 32 also indicates that county per capita assessed valuation has been substantially lower than the statewide average over the last 20 years. In 1980, county per capita assessed valuation was over 40 percent less than the state average (\$10,112 vs. \$17,250). In 2001, the county per capita assessed valuation was over 44 percent below the state average (\$11,065 vs. \$19,794). This lack of financial capacity limits county government’s ability to respond to economic changes in the county.

**Figure 32. Per Capita Assessed Valuation, 1990-01**



Counties containing Federal lands are entitled to payments under various Federal revenue-sharing programs. For the county these payments generally come in two forms: 1) Forest Service 25 Percent Funds and 2) Payments in Lieu of Taxes (PILT). Figure 33 summarizes 25 Percent Fund payments to the county from 1990 to 2001. The figure indicates that these payments, in real terms, have been variable over time ranging from a high of more than \$11,548 in 1994 to a low of \$4,871 in 2001. In addition, payments to the county have decline by nearly 50 percent since 1997. Because the county contains only a small portion of the Bighorn National Forest, its 25 Percent Fund payments are relatively small compared to the other counties that surround the Forest.

**Figure 33. Washakie County 25 Percent Fund Payments, 1990-01 (Adjusted for Inflation)**

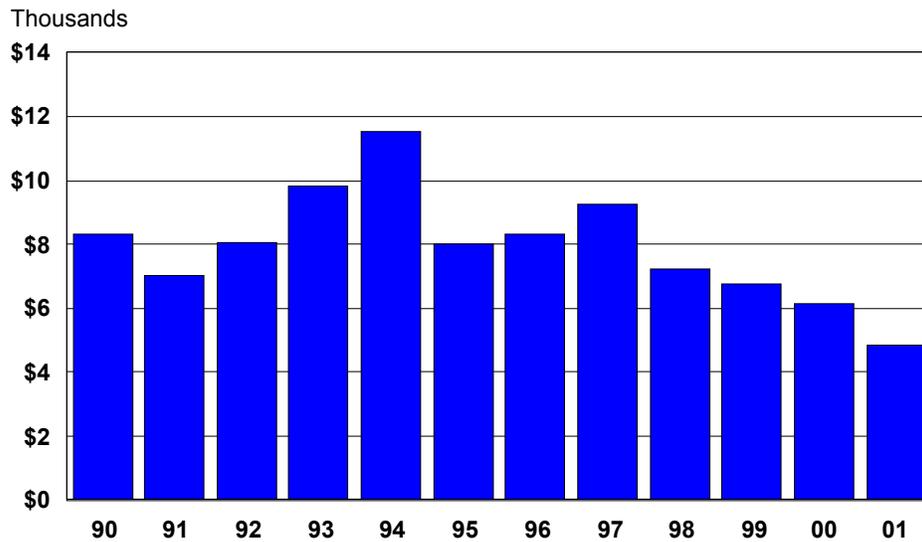
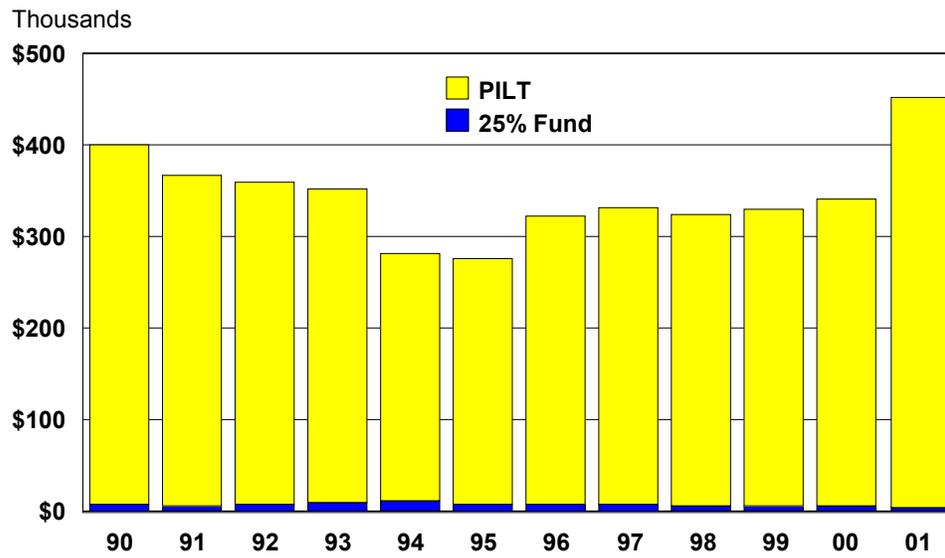


Figure 34 summarizes the county’s total federal land payments (25 Percent Funds + PILT) since 1990. Conceptually, changes in Federal revenue-sharing payments should be offset by changes in PILT payments. However, due to the way that the PILT program has been administered, there is still significant annual variability in county Federal land payments. Between 1990 and 2001, total county Federal land payments have ranged from a high of nearly \$448,000 in 2001 to a low of less than \$270,000 in 1995. The increase in PILT between 2000 and 2001 primarily represents an increase in the percentage of PILT formula funding by Congress from 42.2 percent in 2000 to 58.8 percent in 2001. If PILT had been fully funded, the county would have received over \$834,000 in payments in 2001.

**Figure 34. Total Washakie County Federal Land Payments, 1990-01 (Adjusted for Inflation)**



## HOUSING

A major factor in the economic growth of a region is the availability of affordable housing. Without adequate, affordable housing it is difficult to recruit or retain businesses or individuals to live in the area. The price of housing is also a major determinant of the cost of living in the region. In addition, adequate housing is an important aspect of the quality of life for residents. The following information on housing in Washakie County comes from the State of Wyoming, Department of Administration and Information, Economic Analysis Division and the Wyoming Housing Database Partnership.

Figure 35 indicates that some housing rental rates in the county have been increasing while others have been decreasing between the second quarter of 1998 and the second quarter of 2001. The largest rent increase has been in mobile homes lots (50.4%), followed by mobile homes (17.9%). Both these increases were above the state average during this time period. On the other hand, apartment rental rates (-7.0%) and home rental rates (-11.7%) both declined between the second quarter of 1998 and the second quarter of 2001.

**Figure 35. Average Rental Rates for Washakie County, 2Q98-2Q01**

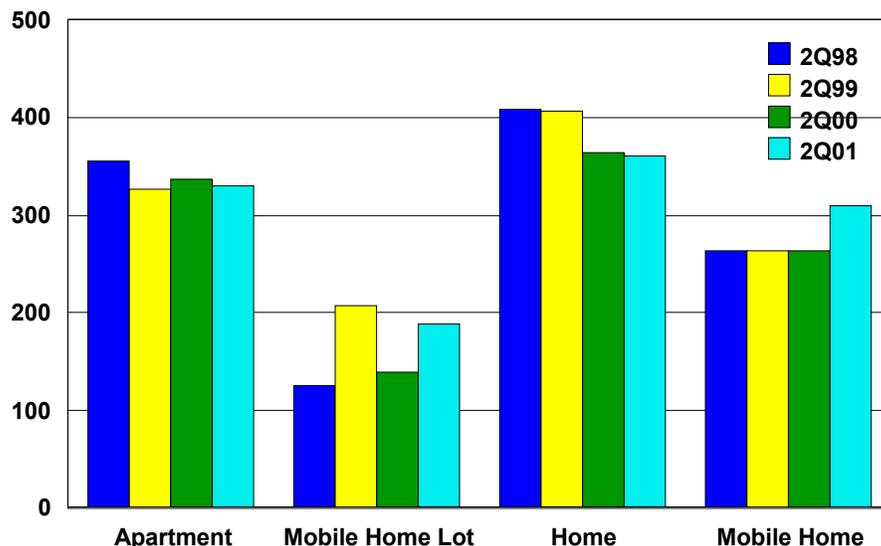
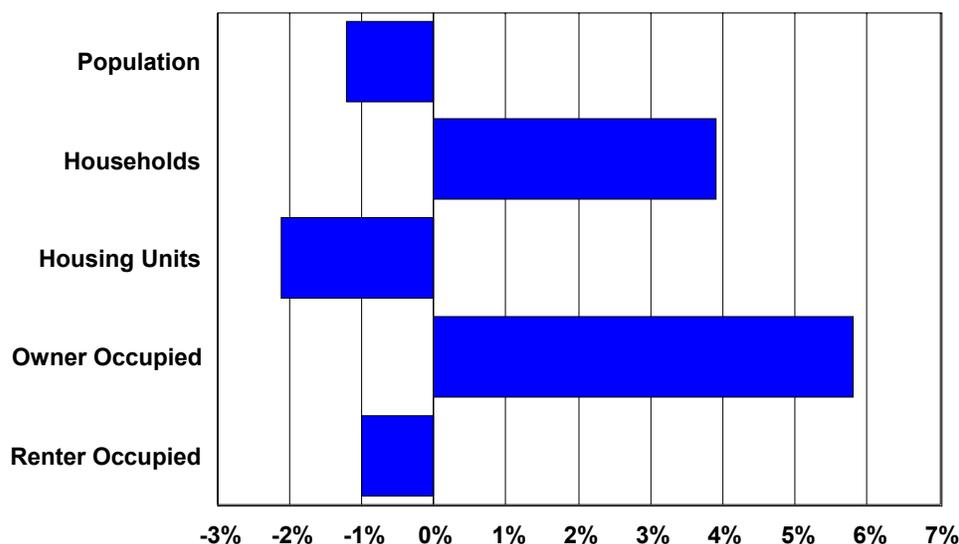


Figure 36 illustrates several demographic characteristics associated with housing in the county. Between 1990 and 2000 the population of the county decreased by slightly more than 1 percent, while the number of household increased by nearly 4 percent. This reflects a decrease in average household size from 2.61 to 2.47 individuals. The declining household size is primarily associated with the aging of the population in the county, since older household tend to be smaller in size. The decline in average household size has important implications for the housing stock in the county since it means that 22 more housing units are required to house 1,000 people in 2000 than in 1990 (405 in 2000 vs. 383 in 1990). It also means that 19 more

housing units are required to house 1,000 people in the county than at the national level where the average household size is 2.59. Thus the impact on county housing stocks is more than just population increases. It is also related to higher housing demands per capita resulting from smaller average household size.

Figure 36 also indicates that while the number of households in the county increased by nearly 4 percent, the number of housing units declined by more than 2 percent. The fact that the county housing stock declined while household formation increased, suggests a decline in the availability of housing. As a result, the occupancy rate in the county has increased from 85 percent in 1990 to 90 percent in 2000. In addition the number of owner occupied dwellings has increased while the number of renter occupied dwellings decreased (5.8% vs. -1.0%).

**Figure 36. Changes in Washakie County Housing 1990 to 2000**



The decrease in availability of housing has also affected the price of housing in the county. The county assessor reports that average home sales prices in the county have increased by 11 percent from \$75,814 in 1997 to \$84,564 in 2000 (Figure 37). Average price is defined as sales prices of existing homes on ten or fewer acres sold during the calendar year. The county's average home sale price has gone from 17 percent below the state average in 1997 to 24 percent below the state average in 2000. While the average home sale price in the county was nearly 21 percent below the state average in 1999, county average earnings per job (\$22,987) were only 12 percent below the state average (\$26,000) indicating that affordability of housing in the county may be less of a problem for the local work force relative to the rest of the state.

**Figure 37. Average Home Sale Price Reported by Assessors, 1997-2000**

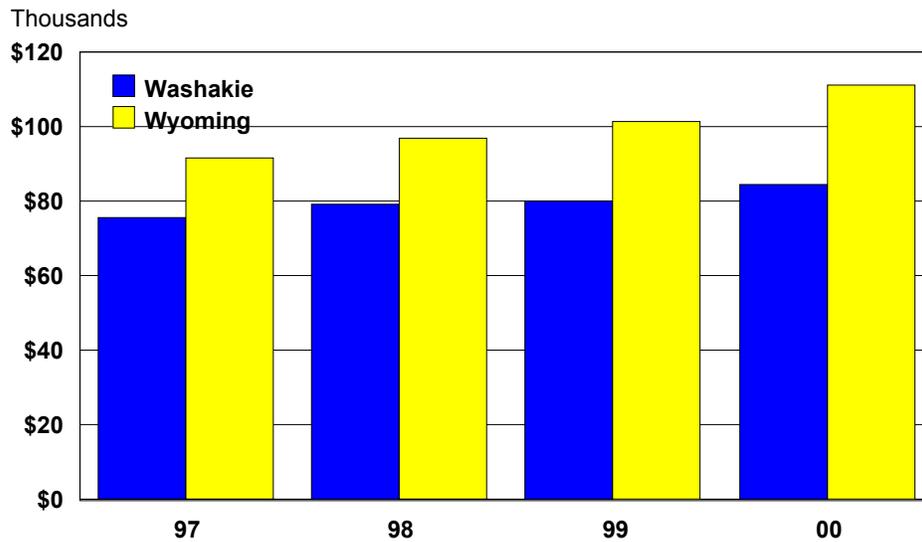


Figure 38 indicates that not only did the number of vacant housing units in the county decline by nearly 35 percent between 1990 and 2000, but the status of vacant dwellings has been changing. For example, the number of units for sale has decreased by nearly 63 percent and the number of units for rent has decreased by over 29 percent since 1990. Other vacancies such as rented or sold, but not occupied and housing for migratory workers has decreased by over 50 percent. On the other hand, second homes for seasonal, recreational, or occasional use have increased by one-third. Thus the number of units actually available for rent or purchase has decreased substantially since 1990. A July 2001 rental vacancy survey of 144 rental units in the county indicated a 4.86 percent vacancy rate for rental units. This vacancy rates was 15 percent above the state average.

**Figure 38. Status of Vacant Housing in Washakie County, 1990 & 2000**

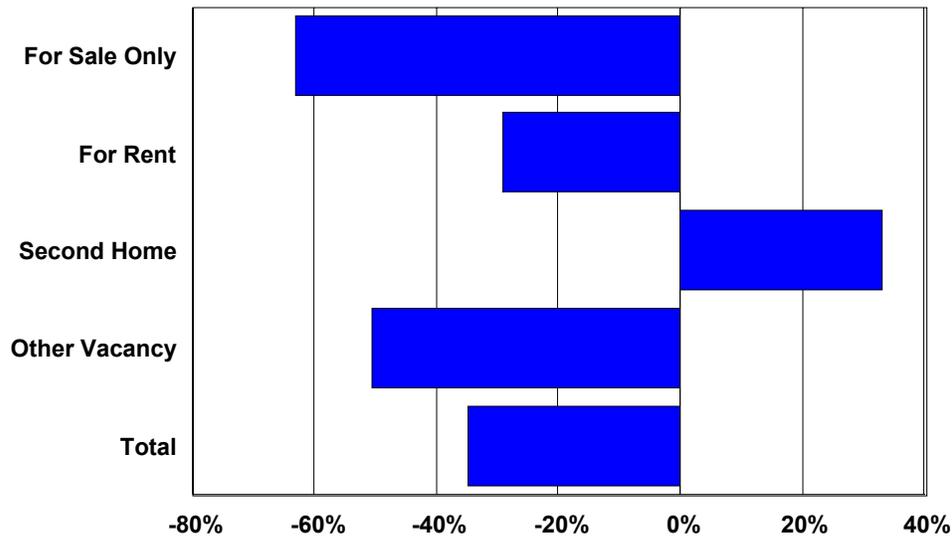


Figure 39 indicates that after substantial activity in the early part of the 1980's, residential construction practically came to a standstill between 1987 and 1994. Since 1994, single-family unit construction has remained at low levels with sporadic increases in multi-family units. The lack of residential construction activity since 1987 explains much of the relative decline in the county's housing stock.

**Figure 39. Building Permits Authorized by Washakie County, 1980-2000**

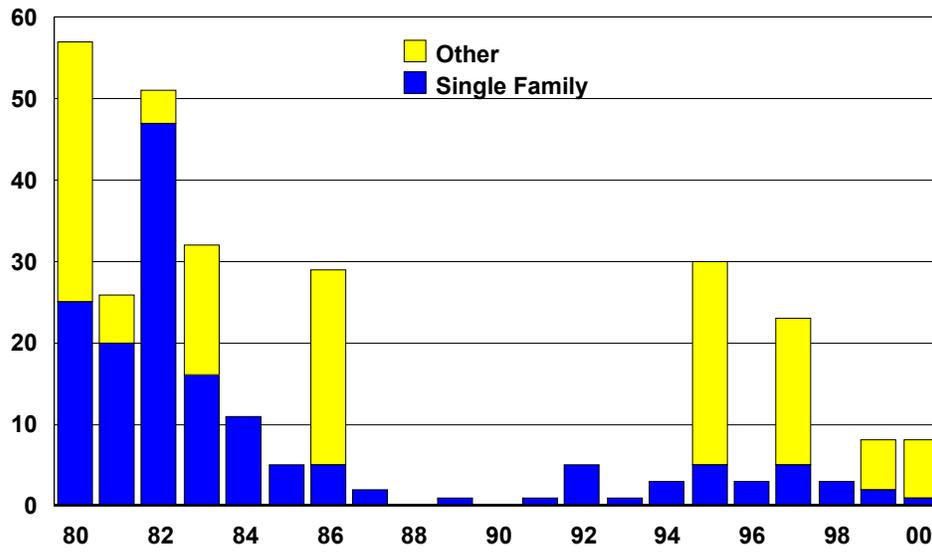


Table 1. Population 1970-1999

Year	Washakie	Wyoming	U.S.	Washakie Index	Wyoming Index	U.S. Index
70	7,557	333,795	203,798,722	100.0	100.0	100.0
71	7,529	340,023	206,817,509	99.6	101.9	101.5
72	7,908	346,863	209,274,882	104.6	103.9	102.7
73	7,770	353,353	211,349,205	102.8	105.9	103.7
74	7,836	364,548	213,333,635	103.7	109.2	104.7
75	8,130	380,477	215,456,585	107.6	114.0	105.7
76	8,365	395,446	217,553,859	110.7	118.5	106.7
77	8,758	411,530	219,760,875	115.9	123.3	107.8
78	8,814	430,897	222,098,244	116.6	129.1	109.0
79	9,098	451,850	224,568,579	120.4	135.4	110.2
80	9,585	474,185	227,224,719	126.8	142.1	111.5
81	9,927	491,712	229,465,744	131.4	147.3	112.6
82	10,140	506,400	231,664,432	134.2	151.7	113.7
83	10,009	510,344	233,792,014	132.4	152.9	114.7
84	10,004	504,895	235,824,907	132.4	151.3	115.7
85	9,760	499,696	237,923,734	129.2	149.7	116.7
86	9,662	495,633	240,132,831	127.9	148.5	117.8
87	9,142	476,966	242,288,936	121.0	142.9	118.9
88	8,856	465,103	244,499,004	117.2	139.3	120.0
89	8,501	458,373	246,819,222	112.5	137.3	121.1
90	8,365	453,401	249,464,396	110.7	135.8	122.4
91	8,304	457,739	252,153,092	109.9	137.1	123.7
92	8,445	463,491	255,029,699	111.8	138.9	125.1
93	8,490	469,033	257,782,608	112.3	140.5	126.5
94	8,537	474,982	260,327,021	113.0	142.3	127.7
95	8,577	478,447	262,803,276	113.5	143.3	129.0
96	8,549	480,085	265,228,572	113.1	143.8	130.1
97	8,621	480,031	267,783,607	114.1	143.8	131.4
98	8,686	480,045	270,248,003	114.9	143.8	132.6
99	8,541	479,602	272,690,813	113.0	143.7	133.8

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 2. Employment by Sector, 1999

Sector	Washakie Jobs	Washakie Percent	Wyoming Percent	U.S. Percent	Wyo Location Quotient	U.S. Location Quotient
Service	1,325	24.2%	25.6%	31.6%	0.94	0.77
Retail Trade	856	15.6%	17.9%	16.4%	0.87	0.95
Government	834	15.2%	19.3%	13.6%	0.79	1.12
Manufacturing	574	10.5%	4.2%	11.8%	2.50	0.89
Fin/Ins/REst	378	6.9%	6.8%	7.9%	1.01	0.87
Tran/Pub Util	350	6.4%	5.3%	4.9%	1.20	1.31
Construction	339	6.2%	7.4%	5.7%	0.83	1.09
Agriculture	324	5.9%	3.8%	1.9%	1.56	3.05
Mining	263	4.8%	5.5%	0.5%	0.87	10.04
Wholesale	125	2.3%	2.7%	4.6%	0.85	0.50
Ag Services	118	2.2%	1.5%	1.3%	1.47	1.72
<b>Total Jobs</b>	<b>5,486</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>		
Fed Civilian	141	2.6%	2.2%	1.7%	1.17	1.51
Military	50	0.9%	1.9%	1.3%	0.47	0.72
State Govt	170	3.1%	4.1%	3.0%	0.76	1.04
Local Govt	473	8.6%	11.1%	7.7%	0.78	1.13
<b>Total Govt</b>	<b>834</b>	<b>15.2%</b>	<b>19.3%</b>	<b>13.6%</b>		

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 3. Employment and Employment Indices, 1970-99

Year	Washakie Jobs	Wyoming Jobs	U.S. Jobs	Washakie Index	Wyoming Index	U.S. Index
70	3,562	159,385	91,281,600	100.0	100.0	100.0
71	3,648	164,883	91,586,400	102.4	103.4	100.3
72	3,796	172,302	94,317,200	106.6	108.1	103.3
73	3,862	182,289	98,432,500	108.4	114.4	107.8
74	4,009	193,769	100,117,800	112.5	121.6	109.7
75	4,159	202,680	98,906,600	116.8	127.2	108.4
76	4,462	214,098	101,597,200	125.3	134.3	111.3
77	4,628	230,591	105,049,200	129.9	144.7	115.1
78	4,904	249,870	109,688,600	137.7	156.8	120.2
79	5,279	266,605	113,289,100	148.2	167.3	124.1
80	5,407	279,650	114,231,200	151.8	175.5	125.1
81	5,525	290,475	115,304,000	155.1	182.2	126.3
82	5,379	287,678	114,557,300	151.0	180.5	125.5
83	5,290	274,859	116,056,700	148.5	172.4	127.1
84	5,396	277,038	121,091,100	151.5	173.8	132.7
85	5,219	278,051	124,511,700	146.5	174.5	136.4
86	4,840	265,159	126,981,300	135.9	166.4	139.1
87	4,726	259,804	130,416,400	132.7	163.0	142.9
88	4,697	265,150	134,517,900	131.9	166.4	147.4
89	4,606	267,048	137,240,800	129.3	167.5	150.3
90	4,675	272,471	139,426,900	131.2	171.0	152.7
91	4,773	278,674	138,663,800	134.0	174.8	151.9
92	4,946	281,721	139,305,100	138.9	176.8	152.6
93	4,874	286,831	141,996,400	136.8	180.0	155.6
94	5,084	300,007	145,571,600	142.7	188.2	159.5
95	5,214	303,022	149,358,800	146.4	190.1	163.6
96	5,261	306,427	152,607,200	147.7	192.3	167.2
97	5,420	309,510	156,230,200	152.2	194.2	171.2
98	5,482	315,657	160,241,200	153.9	198.0	175.5
99	5,486	321,592	163,757,900	154.0	201.8	179.4

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 4. Changes in Washakie County Employment from 1990 to 1999

Sector	1990 Jobs	1999 Jobs	Change 1990-99	Percent of Change	Percent Change
Service	849	1,325	476	58.7%	56.1%
Retail Trade	721	856	135	16.6%	18.7%
Construction	225	339	114	14.1%	50.7%
Manufacturing	483	574	91	11.2%	18.8%
Tran/Pub Util	265	350	85	10.5%	32.1%
Fin/Ins/Real Est	299	378	79	9.7%	26.4%
Mining	190	263	73	9.0%	38.4%
Ag Services	125	118	(7)	-0.9%	-5.6%
Agriculture	358	324	(34)	-4.2%	-9.5%
Wholesale	205	125	(80)	-9.9%	-39.0%
Government	955	834	(121)	-14.9%	-12.7%
<b>Total Jobs</b>	<b>4,675</b>	<b>5,486</b>	<b>811</b>	<b>100.0%</b>	<b>17.3%</b>
Fed Civilian	154	141	(13)	-1.6%	-8.4%
Military	50	50	0	0.0%	0.0%
State Govt	155	170	15	1.8%	9.7%
Local Govt	596	473	(123)	-15.2%	-20.6%
<b>Total Govt</b>	<b>955</b>	<b>834</b>	<b>(121)</b>	<b>-14.9%</b>	<b>-12.7%</b>

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 5. Average Earnings Per Job by Sector for Washakie County, 1999

Sector	1999 Earnings (000\$)	1999 Jobs	Average Earnings Per Job	Percent of County Average
Fed Civilian	\$8,068	141	\$57,220	248.9%
Mining	\$10,629	263	\$40,414	175.8%
Tran/Pub Util	\$13,432	350	\$38,377	167.0%
Manufacturing	\$20,381	574	\$35,507	154.5%
State Govt	\$4,963	170	\$29,194	127.0%
Local Govt	\$12,353	473	\$26,116	113.6%
Wholesale	\$2,782	125	\$22,256	96.8%
Construction	\$6,483	339	\$19,124	83.2%
Service	\$25,225	1,325	\$19,038	82.8%
Agriculture	\$5,568	324	\$17,185	74.8%
Military	\$667	50	\$13,340	58.0%
Retail Trade	\$10,115	856	\$11,817	51.4%
Fin/Ins/Real Est	\$4,290	378	\$11,349	49.4%
Ag Services	\$1,149	118	\$9,737	42.4%
Total	\$126,105	5,486	\$22,987	100.0%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 6. Average Earnings Per Job, 1970-99

Year	Washakie (1996\$)	Wyoming (1996\$)	U.S. (1996\$)	Washakie/ Wyoming	Washakie/ U.S.
70	\$21,432	\$23,121	\$26,075	92.7%	82.2%
71	\$22,767	\$23,637	\$26,623	96.3%	85.5%
72	\$23,596	\$25,053	\$27,583	94.2%	85.5%
73	\$25,840	\$26,357	\$28,060	98.0%	92.1%
74	\$24,168	\$26,658	\$27,199	90.7%	88.9%
75	\$23,889	\$26,658	\$27,087	89.6%	88.2%
76	\$22,718	\$26,773	\$27,813	84.9%	81.7%
77	\$23,920	\$27,703	\$28,112	86.3%	85.1%
78	\$26,603	\$28,945	\$28,404	91.9%	93.7%
79	\$27,048	\$29,494	\$28,231	91.7%	95.8%
80	\$26,236	\$29,393	\$27,435	89.3%	95.6%
81	\$23,674	\$29,068	\$27,369	81.4%	86.5%
82	\$22,261	\$28,124	\$27,279	79.2%	81.6%
83	\$23,449	\$26,914	\$27,418	87.1%	85.5%
84	\$23,904	\$26,853	\$28,280	89.0%	84.5%
85	\$24,789	\$27,003	\$28,601	91.8%	86.7%
86	\$23,763	\$26,425	\$28,994	89.9%	82.0%
87	\$22,571	\$24,817	\$29,217	90.9%	77.3%
88	\$22,198	\$23,999	\$29,504	92.5%	75.2%
89	\$22,365	\$24,168	\$29,382	92.5%	76.1%
90	\$22,114	\$24,506	\$29,396	90.2%	75.2%
91	\$22,577	\$24,301	\$29,246	92.9%	77.2%
92	\$22,294	\$24,416	\$30,202	91.3%	73.8%
93	\$22,714	\$24,932	\$30,178	91.1%	75.3%
94	\$21,427	\$24,072	\$30,237	89.0%	70.9%
95	\$21,315	\$23,711	\$30,174	89.9%	70.6%
96	\$21,278	\$23,221	\$30,493	91.6%	69.8%
97	\$22,258	\$24,015	\$31,021	92.7%	71.8%
98	\$21,971	\$24,128	\$32,057	91.1%	68.5%
99	\$21,934	\$24,809	\$32,809	88.4%	66.9%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 7. Economic Diversity Indices

Sector	1970	1970	1970	1980	1980	1980
	Washakie Index	Wyoming Index	RMR Index	Washakie Index	Wyoming Index	RMR Index
Agriculture	0.088274	0.046276	0.028304	0.057375	0.018616	0.011496
Ag Services	0.025127	0.002364	0.000954	0.010352	0.000749	0.000351
Mining	0.023013	0.072228	0.016064	0.060574	0.126570	0.022200
Construction	0.000744	0.010285	0.002719	0.018007	0.042778	0.013516
Manufacturing	0.114330	0.167110	0.104616	0.085565	0.144332	0.075657
Tran/Pub Util	0.011830	0.018831	0.002615	0.018220	0.018892	0.004692
Wholesale	0.014831	0.019706	0.002699	0.015309	0.014308	0.001792
Retail Trade	0.016969	0.011681	0.008997	0.023768	0.000774	0.007702
Fin/Ins/Real Est	0.020221	0.019064	0.004983	0.013215	0.018243	0.005190
Service	0.031033	0.010568	0.006578	0.017075	0.045645	0.007262
Government	0.015945	0.054781	0.049257	0.009596	0.015646	0.019562
Total	0.362317	0.432895	0.227787	0.329058	0.446552	0.169420
Index	63.8	56.7	77.2	67.1	55.3	83.1
Sector	1990	1990	1990	1999	1999	1999
	Washakie Index	Wyoming Index	RMR Index	Washakie Index	Wyoming Index	RMR Index
Agriculture	0.053964	0.023174	0.010905	0.039689	0.018467	0.006077
Ag Services	0.016317	0.001885	0.000916	0.009001	0.002165	0.000622
Mining	0.033153	0.068997	0.009931	0.043164	0.050608	0.005253
Construction	0.003948	0.005846	0.003535	0.005283	0.017836	0.014817
Manufacturing	0.037957	0.100156	0.043859	0.012938	0.075792	0.035175
Tran/Pub Util	0.009573	0.013750	0.004251	0.015128	0.004380	0.002879
Wholesale	0.004286	0.020122	0.004557	0.022798	0.018888	0.004934
Retail Trade	0.010166	0.009029	0.004583	0.008294	0.014430	0.007740
Fin/Ins/Real Est	0.012876	0.013828	0.000389	0.010353	0.010951	0.009072
Service	0.096029	0.052678	0.000710	0.073997	0.059522	0.012056
Government	0.052256	0.064103	0.020266	0.016115	0.057269	0.005705
Total	0.330525	0.373569	0.103900	0.256761	0.330308	0.104330

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 8. Sources of Total Personal Income, 1999

Sources	Washakie (000\$)	Washakie Percent	Wyoming Percent	U.S. Percent	Wyo Location Quotient	U.S. Location Quotient
Labor Earnings	\$126,105	58.6%	63.4%	69.3%	0.92	0.84
Investment Income	\$59,648	27.7%	25.0%	18.2%	1.11	1.52
Transfer Payments	\$29,587	13.7%	11.5%	12.5%	1.19	1.10
Personal Income	\$215,340	100.0%	100.0%	100.0%		
Government	\$26,051	20.7%	23.8%	15.8%	0.87	1.30
Service	\$25,225	20.0%	19.3%	28.9%	1.04	0.69
Manufacturing	\$20,381	16.2%	5.2%	16.1%	3.11	1.00
Tran/Pub Util	\$13,432	10.7%	8.9%	6.7%	1.19	1.58
Mining	\$10,629	8.4%	13.7%	0.8%	0.61	10.08
Retail Trade	\$10,115	8.0%	9.7%	8.9%	0.83	0.90
Construction	\$6,483	5.1%	8.5%	5.8%	0.61	0.88
Agriculture	\$5,568	4.4%	1.7%	0.8%	2.58	5.55
Fin/Ins/Real Est	\$4,290	3.4%	5.2%	9.1%	0.66	0.37
Wholesale	\$2,782	2.2%	3.3%	6.2%	0.67	0.36
Ag Services	\$1,149	0.9%	0.8%	0.7%	1.15	1.33
Labor Earnings	\$126,105	100.0%	100.0%	100.0%		
Fed Civilian	\$8,068	6.4%	4.7%	3.2%	1.35	2.01
Military	\$667	0.5%	2.5%	1.3%	0.21	0.42
State Govt	\$4,963	3.9%	4.7%	3.3%	0.83	1.21
Local Govt	\$12,353	9.8%	11.9%	8.1%	0.83	1.21
Total Govt	\$26,051	20.7%	23.8%	15.8%		

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 9. Total Personal Income and Income Indices, 1970-99

Year	Washakie TPI (000\$) (1996\$)	Wyoming TPI (000\$) (1996\$)	U.S. TPI (000\$) (1996\$)	Washakie Index	Wyoming Index	U.S. Index
70	\$95,225	\$4,672,443	\$2,980,196,429	100.0	100.0	100.0
71	\$103,305	\$4,970,815	\$3,079,619,863	108.5	106.4	103.3
72	\$110,066	\$5,408,719	\$3,272,721,854	115.6	115.8	109.8
73	\$123,696	\$5,992,339	\$3,473,329,154	129.9	128.2	116.5
74	\$123,111	\$6,410,208	\$3,476,299,145	129.3	137.2	116.6
75	\$126,458	\$6,709,797	\$3,490,036,842	132.8	143.6	117.1
76	\$129,613	\$7,112,195	\$3,665,216,958	136.1	152.2	123.0
77	\$141,407	\$7,856,429	\$3,819,440,281	148.5	168.1	128.2
78	\$163,648	\$8,828,891	\$4,020,393,013	171.9	189.0	134.9
79	\$178,590	\$9,592,404	\$4,162,327,309	187.5	205.3	139.7
80	\$182,315	\$10,096,109	\$4,191,885,870	191.5	216.1	140.7
81	\$176,464	\$10,537,055	\$4,306,713,810	185.3	225.5	144.5
82	\$170,964	\$10,567,302	\$4,341,659,843	179.5	226.2	145.7
83	\$173,997	\$9,808,009	\$4,433,595,166	182.7	209.9	148.8
84	\$181,526	\$9,930,513	\$4,752,279,883	190.6	212.5	159.5
85	\$180,556	\$10,023,600	\$4,927,692,958	189.6	214.5	165.3
86	\$165,926	\$9,546,924	\$5,085,775,791	174.2	204.3	170.7
87	\$155,069	\$8,966,732	\$5,225,847,682	162.8	191.9	175.4
88	\$151,611	\$8,879,959	\$5,427,295,918	159.2	190.0	182.1
89	\$154,073	\$9,169,138	\$5,595,151,404	161.8	196.2	187.7
90	\$153,977	\$9,532,054	\$5,707,389,019	161.7	204.0	191.5
91	\$159,321	\$9,714,715	\$5,697,880,765	167.3	207.9	191.2
92	\$165,939	\$9,892,181	\$5,869,674,672	174.3	211.7	197.0
93	\$163,691	\$10,144,068	\$5,968,492,537	171.9	217.1	200.3
94	\$165,158	\$10,401,479	\$6,142,489,028	173.4	222.6	206.1
95	\$168,352	\$10,513,989	\$6,325,061,287	176.8	225.0	212.2
96	\$171,335	\$10,608,905	\$6,538,103,000	179.9	227.1	219.4
97	\$184,833	\$11,220,232	\$6,799,357,213	194.1	240.1	228.2
98	\$190,520	\$11,613,977	\$7,168,423,301	200.1	248.6	240.5
99	\$193,924	\$12,064,549	\$7,427,611,641	203.6	258.2	249.2

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 10. Changes in Washakie County Total Personal Income, 1990 to 1999

Sources	1990 Washakie (000 of 96\$)	1999 Washakie (000 of 96\$)	Change 1990-99	Percent of Change	Percent Change
Labor Earnings	\$103,384	\$120,329	\$16,945	40.3%	16.4%
Investment Income	\$38,036	\$56,916	\$18,880	44.9%	49.6%
Transfer Payments	\$21,996	\$28,232	\$6,235	14.8%	28.3%
Personal Income	\$163,417	\$205,477	\$42,060	100.0%	25.7%
Service	\$12,630	\$24,070	\$11,440	67.5%	90.6%
Tran/Pub Util	\$8,607	\$12,817	\$4,209	24.8%	48.9%
Manufacturing	\$16,518	\$19,448	\$2,930	17.3%	17.7%
Mining	\$7,981	\$10,142	\$2,161	12.8%	27.1%
Construction	\$5,322	\$6,186	\$864	5.1%	16.2%
Fin/Ins/Real Est	\$3,591	\$4,094	\$502	3.0%	14.0%
Retail Trade	\$9,407	\$9,652	\$245	1.4%	2.6%
Ag Services	\$1,067	\$1,096	\$30	0.2%	2.8%
Agriculture	\$5,633	\$5,313	(\$320)	-1.9%	-5.7%
Government	\$26,828	\$24,858	(\$1,970)	-11.6%	-7.3%
Wholesale	\$5,800	\$2,655	(\$3,146)	-18.6%	-54.2%
Labor Earnings	\$103,384	\$120,329	\$16,945	100.0%	16.4%
Fed Civilian	\$7,342	\$7,698	\$356	2.1%	4.9%
Military	\$542	\$636	\$94	0.6%	17.4%
State Govt	\$4,389	\$4,736	\$347	2.0%	7.9%
Local Govt	\$14,555	\$11,787	(\$2,768)	-16.3%	-19.0%
Total Govt	\$26,828	\$24,858	(\$1,970)	-11.6%	-7.3%

Source: U.S. Department of Commerce, REIS, 1969-99, May 2001

Table 11. Per Capita Income, 1970-99

Year	Washakie PCI (1996\$)	Wyoming PCI (1996\$)	U.S. PCI (1996\$)	Washakie/ Wyoming	Washakie/ U.S.
70	\$12,600	\$13,996	\$14,625	90.0%	86.2%
71	\$13,723	\$14,620	\$14,890	93.9%	92.2%
72	\$13,917	\$15,593	\$15,639	89.3%	89.0%
73	\$15,918	\$16,959	\$16,433	93.9%	96.9%
74	\$15,712	\$17,584	\$16,296	89.4%	96.4%
75	\$15,555	\$17,634	\$16,197	88.2%	96.0%
76	\$15,494	\$17,985	\$16,848	86.1%	92.0%
77	\$16,145	\$19,091	\$17,379	84.6%	92.9%
78	\$18,568	\$20,489	\$18,103	90.6%	102.6%
79	\$19,631	\$21,229	\$18,534	92.5%	105.9%
80	\$19,022	\$21,292	\$18,447	89.3%	103.1%
81	\$17,775	\$21,429	\$18,769	82.9%	94.7%
82	\$16,860	\$20,868	\$18,742	80.8%	90.0%
83	\$17,384	\$19,219	\$18,964	90.5%	91.7%
84	\$18,146	\$19,669	\$20,152	92.3%	90.0%
85	\$18,500	\$20,059	\$20,711	92.2%	89.3%
86	\$17,173	\$19,263	\$21,179	89.2%	81.1%
87	\$16,962	\$18,800	\$21,568	90.2%	78.6%
88	\$17,120	\$19,092	\$22,198	89.7%	77.1%
89	\$18,125	\$20,004	\$22,669	90.6%	80.0%
90	\$18,408	\$21,023	\$22,879	87.6%	80.5%
91	\$19,186	\$21,223	\$22,597	90.4%	84.9%
92	\$19,650	\$21,343	\$23,015	92.1%	85.4%
93	\$19,280	\$21,628	\$23,154	89.1%	83.3%
94	\$19,346	\$21,899	\$23,596	88.3%	82.0%
95	\$19,628	\$21,975	\$24,067	89.3%	81.6%
96	\$20,042	\$22,098	\$24,651	90.7%	81.3%
97	\$21,440	\$23,374	\$25,392	91.7%	84.4%
98	\$21,934	\$24,193	\$26,525	90.7%	82.7%
99	\$22,705	\$25,156	\$27,239	90.3%	83.4%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 12. Assessed Valuation, 2001

Sector	Washakie Valuation	Wyoming Valuation	Washakie Percent	Wyoming Percent	Location Quotient
Minerals	\$45,186,210	\$6,407,060,245	45.0%	60.8%	0.74
Residential	\$24,347,291	\$1,997,773,631	24.3%	19.0%	1.28
Commercial	\$9,119,446	\$580,495,340	9.1%	5.5%	1.65
Industrial	\$8,965,197	\$746,143,026	8.9%	7.1%	1.26
Utilities	\$8,370,898	668403966	8.3%	6.3%	1.32
Agriculture	\$4,401,598	\$142,220,192	4.4%	1.3%	3.25
<b>Total Valuation</b>	<b>\$100,390,640</b>	<b>\$10,542,096,400</b>	<b>100.0%</b>	<b>100.0%</b>	
Crude Oil	\$33,519,420	\$1,438,975,976	33.4%	13.6%	2.45
Natural Gas	\$10,814,582	\$3,365,840,728	10.8%	31.9%	0.34
Coal	\$0	\$1,336,115,591	0.0%	12.7%	0.00
Other Minerals	\$852,208	\$266,127,950	0.8%	2.5%	0.34
<b>Total Minerals</b>	<b>\$45,186,210</b>	<b>\$6,407,060,245</b>	<b>45.0%</b>	<b>60.8%</b>	

Source: Wyoming Department of Revenue, 2001 Annual Report

Table 13. Assessed Valuation and Indices, 1990-2001

Year	Washakie Valuation (1996\$)	Washakie Valuation Index	Wyoming Valuation Index	Washakie Per Capita Valuation	Wyoming Per Capita Valuation	Washakie/Wyoming Per Capita
80	\$96,922,592	100.0	100.0	\$10,112	\$17,250	58.6%
81	\$151,450,702	156.3	125.6	\$15,256	\$20,900	73.0%
82	\$179,818,452	185.5	156.2	\$17,734	\$25,227	70.3%
83	\$147,694,062	152.4	146.6	\$14,756	\$23,492	62.8%
84	\$132,251,528	136.5	141.9	\$13,220	\$22,988	57.5%
85	\$130,016,408	134.1	144.5	\$13,321	\$23,646	56.3%
86	\$122,206,719	126.1	131.7	\$12,648	\$21,732	58.2%
87	\$85,255,142	88.0	96.7	\$9,326	\$16,586	56.2%
88	\$84,109,445	86.8	91.9	\$9,497	\$16,164	58.8%
89	\$72,349,203	74.6	85.5	\$8,511	\$15,263	55.8%
90	\$73,214,734	75.5	86.8	\$8,753	\$15,645	55.9%
91	\$79,496,371	82.0	87.8	\$9,573	\$15,695	61.0%
92	\$75,208,454	77.6	80.8	\$8,906	\$14,257	62.5%
93	\$77,059,548	79.5	80.5	\$9,077	\$14,035	64.7%
94	\$78,288,007	80.8	80.4	\$9,170	\$13,843	66.2%
95	\$75,991,729	78.4	77.8	\$8,860	\$13,307	66.6%
96	\$81,325,694	83.9	78.5	\$9,513	\$13,380	71.1%
97	\$97,538,237	100.6	85.7	\$11,314	\$14,608	77.4%
98	\$93,441,655	96.4	88.3	\$10,758	\$15,023	71.6%
99	\$73,952,578	76.3	82.0	\$8,659	\$13,910	62.2%
00	\$81,132,699	83.7	90.1	\$9,797	\$15,254	64.2%
01	\$91,597,299	94.5	117.6	\$11,065	\$19,794	55.9%

Source: Wyoming Department of Revenue Annual Reports, Various

Table 14. Changes in Washakie County Assessed Valuation, 1999-01

Sector	1999 Valuation (1996\$)	2001 Valuation (1996\$)	Change 1990-01	Percent of Change	Percent Change
Minerals	\$21,608,662	\$41,228,294	\$19,619,632	111.2%	90.8%
Residential	\$21,805,781	\$22,214,682	\$408,901	2.3%	1.9%
Commercial	\$8,492,821	\$8,320,662	(\$172,158)	-1.0%	-2.0%
Agriculture	\$4,377,761	\$4,016,057	(\$361,705)	-2.0%	-8.3%
Industrial	\$8,670,138	\$8,179,924	(\$490,214)	-2.8%	-5.7%
Utilities	\$8,997,415	\$7,637,681	(\$1,359,734)	-7.7%	-15.1%
Total Valuation	\$73,952,578	\$91,597,299	\$17,644,721	100.0%	23.9%
Crude Oil	\$13,446,092	\$30,583,412	\$17,137,321	97.1%	127.5%
Natural Gas	\$6,626,271	\$9,867,319	\$3,241,048	18.4%	48.9%
Coal	\$0	\$0	\$0	0.0%	N.A.
Other Minerals	\$1,536,300	\$777,562	(\$758,738)	-4.3%	-49.4%
Total Minerals	\$21,608,662	\$41,228,294	\$19,619,632	111.2%	90.8%

Source: Wyoming Department of Revenue Annual Reports, 1999 & 2001

Table 15. Washakie County Federal Land Payments, 1990-2000

Year	F.S. 25% Fund (1996\$)	PILT Payment (1996\$)	Total Payment (1996\$)
90	\$8,342	\$393,315	\$401,658
91	\$7,013	\$360,921	\$367,935
92	\$8,087	\$351,612	\$359,700
93	\$9,811	\$342,177	\$351,988
94	\$11,548	\$271,311	\$282,859
95	\$7,991	\$269,210	\$277,201
96	\$8,307	\$315,660	\$323,967
97	\$9,258	\$322,289	\$331,547
98	\$7,256	\$317,583	\$324,839
99	\$6,760	\$323,147	\$329,907
00	\$6,142	\$334,838	\$340,979
01	\$4,871	\$447,622	\$452,494

Source: Office of State Treasurer Annual Reports and Bureau of Land Management

Table 16. Average Rental Rates for Washakie County, 2Q98-2Q01

	Apartment (1)	Mobile Home Lot (2)	Home (3)	Mobile Home (4)
2Q98	\$356	\$125	\$409	\$263
2Q99	\$327	\$208	\$407	\$264
2Q00	\$337	\$139	\$365	\$263
2Q01	\$331	\$188	\$361	\$310
Change 98-01	-7.0%	50.4%	-11.7%	17.9%
WY 98-01	12.2%	14.9%	16.0%	12.0%

- (1) Two-bedroom, unfurnished, excluding gas and electric
- (2) Single-wide, including water
- (3) Two or three-bedroom, single family, excluding gas and electric
- (4) Total monthly rental expense, including lot rent

Source: WDA&I, Division of Economic Analysis

Table 17. Changes in Washakie County Housing, 1990 &amp; 2000

	1990	2000	Washakie % Change	Wyoming % Change
Total Population	8,388	8,289	-1.2%	8.9%
Total Households	3,156	3,278	3.9%	14.7%
Average HH Size	2.61	2.47	-5.4%	-5.7%
Total Housing Units	3,732	3,654	-2.1%	10.1%
Occupied Housing Units	3,156	3,278	3.9%	14.7%
Percent Occupied	84.6%	89.7%	6.1%	4.2%
Owner Occupied	2,265	2,396	5.8%	18.3%
Percent Owner	71.8%	73.1%	1.8%	3.2%
Renter Occupied	891	882	-1.0%	7.0%

Source: U.S. Census of Population and Housing, 1990 and 2000

Table 18. Average Home Sale Price Reported by Assessors, 1997-2000

Year	Washakie	Wyoming	Washakie/ Wyoming
97	\$75,814	\$91,714	82.7%
98	\$79,433	\$96,906	82.0%
99	\$80,338	\$101,517	79.1%
00	\$84,564	\$111,437	75.9%
Change 97-00	11.5%	21.5%	

Source: Wyoming Housing Database Partnership

Table 19. Status of Vacant Housing Units in Washakie County, 1990 & 2000

Vacancy Status	1990	2000	% Change
For Sale Only	81	30	-62.9%
For Rent	152	108	-29.0%
For Seasonal, Recreational, or Occasional Use	82	109	33.0%
Other Vacancy	261	129	-50.6%
<b>Total Vacant</b>	<b>576</b>	<b>376</b>	<b>-34.7%</b>

**Source: U.S. Census of Population and Housing, 1990 and 2000**

Table 20. Building Permits Authorized by Washakie County, 1980-2000

Year	Single Family Units	Duplex Units	3 & 4 Family Units	5 or More Family Units	Total Units
80	25	0	8	24	57
81	20	2	4	0	26
82	47	0	4	0	51
83	16	2	4	10	32
84	11	0	0	0	11
85	5	0	0	0	5
86	5	0	0	24	29
87	2	0	0	0	2
88	0	0	0	0	0
89	1	0	0	0	1
90	0	0	0	0	0
91	1	0	0	0	1
92	5	0	0	0	5
93	1	0	0	0	1
94	3	0	0	0	3
95	5	2	23	0	30
96	3	0	0	0	3
97	5	0	4	14	23
98	3	0	0	0	3
99	2	0	0	6	8
00	1	0	0	7	8

Source: U.S. Bureau of Census