

Single Family Residence **RESIDENTIAL**

6960 ROGUE RIVER RD

CASPER, WY 82604

\$471,099 TopHap Estimate · \$348 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3
BATHS

1,353 ft²
LIVING AREA

0.18 ac
LOT SIZE

2017
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$471K

\$455K low

\$488K high

Last Sale

\$379,305 · Dec 4, 2023

Est. Owner Equity

\$95,549

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,046 (2025)
Assessed Value	\$41,790
Previous Assessed	\$30,286
Assessor Market Value	\$468,338

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	NATRONA
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

38
FLOOD

58
WILDFIRE

61
HEAT

19
STORM

39
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2023	Financing	Warranty Deed			\$376K
Apr 13, 2022	Financing	Warranty Deed			\$290K
Dec 1, 2017	Financing	Warranty Deed			\$9K
Dec 27, 2016	Financing	Warranty Deed			\$170K
Sep 25, 2014	Recorded document	Grant Deed			
Oct 10, 2013	Recorded document	Warranty Deed			
Mar 5, 2009	Financing	Grant Deed			\$16M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oregon Trail Elementary School	Elementary	KG–5	0.6 mi
C y Middle School	Middle	6–8	3.6 mi
Natrona County High School	High	9–12	5.3 mi

District: Natrona County School District 1

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 82604

91 CRIME INDEX	109 AIR POLLUTION	28,759 POPULATION	\$78K MEDIAN IN-COME	42°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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