

Duplex (2 Units, Any Combination) RESIDENTIAL

2 RIVER ROCK RD
SHERIDAN, WY 82801



2
BEDS

2
BATHS

1,656 ft²
LIVING AREA

0.11 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

2
PARKING

TAX & ASSESSMENT

Property Tax	\$2,170 (2025)
Assessed Value	\$43,058
Previous Assessed	\$32,142
Assessor Market Value	\$469,478

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Ranch
County	SHERIDAN

Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 198 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2022	Financing	Intrafamily Transfer			
May 12, 2021	Financing	Warranty Deed			
May 3, 2021	Quitclaim	Quit Claim Transfer			
Apr 19, 2021	Non-arms-length	Sheriffs Deed	\$268,800	\$162	
Dec 9, 2020	Resale	Contract Sale	\$268,800	\$162	\$269K
Oct 4, 2006	Financing	Intrafamily Transfer			
Sep 25, 2006	Financing	Survivorship Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Big Horn Elementary School	Elementary	KG–5	1.6 mi
Big Horn Middle School	Middle	6–8	1.6 mi
Big Horn High School	High	9–12	1.7 mi

District: Sheridan 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 82801

101 CRIME INDEX	106 AIR POLLUTION	28,239 POPULATION	\$71K MEDIAN IN-COME	44°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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