

Duplex (2 Units, Any Combination) RESIDENTIAL

12 RIVER ROCK RD
SHERIDAN, WY 82801



4 BEDS	3 BATHS	2,601 ft ² LIVING AREA	0.11 ac LOT SIZE
1997 YEAR BUILT	1 STORIES	2 PARKING	

TAX & ASSESSMENT

Property Tax	\$2,733 (2025)
Assessed Value	\$40,754
Previous Assessed	\$40,489
Assessor Market Value	\$589,293

PROPERTY FACTS

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

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

Deck · 24 ft²

Porch · 196 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2026	Financing	Intrafamily Transfer			
Jun 28, 2024	Financing	Personal Representative Deed			\$500K
Feb 12, 2016	Financing	Warranty Deed			
Feb 12, 2016	Financing	Warranty Deed			
Jul 31, 2006	Financing	Warranty Deed			
Jul 31, 2006	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Big Horn Elementary School	Elementary	KG–5	1.5 mi
Big Horn Middle School	Middle	6–8	1.6 mi
Big Horn High School	High	9–12	1.6 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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