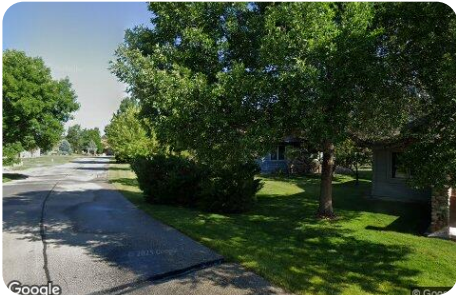


Duplex (2 Units, Any Combination) RESIDENTIAL

22 RIVER ROCK RD

SHERIDAN, WY 82801



3

BATHS

2,369 ft²

LIVING AREA

0.1 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$2,548 (2025)
Assessed Value	\$49,971
Previous Assessed	\$37,750
Assessor Market Value	\$540,359

PROPERTY FACTS

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

Lot (acres)	0.10
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 196 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2023	Financing	Intrafamily Transfer			
Feb 10, 2023	Financing	Warranty Deed			
Aug 8, 2012	Quitclaim	Quit Claim Transfer			

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------