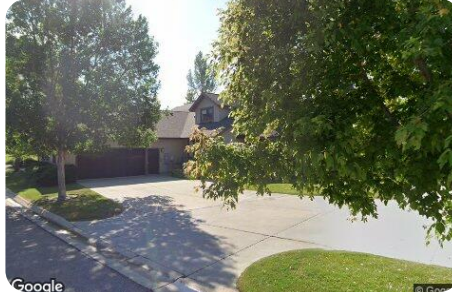
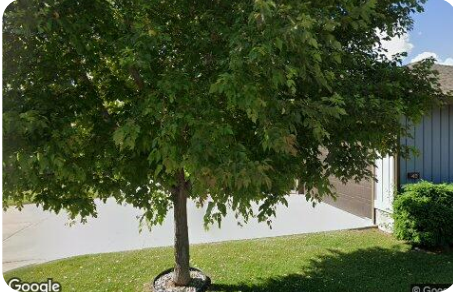


Duplex (2 Units, Any Combination)

RESIDENTIAL

40 RIVER ROCK RD

SHERIDAN, WY 82801



3

BEDS

3.5

BATHS

2,192 ft²

LIVING AREA

0.11 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

Last Sale

\$250,000 · May 18, 2009

TAX & ASSESSMENT

Property Tax	\$3,194 (2025)
Assessed Value	\$47,546
Previous Assessed	\$47,313
Assessor Market Value	\$684,629

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

Porch · 184 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2009	Financing	Warranty 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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