

Duplex (2 Units, Any Combination)

RESIDENTIAL

44 RIVER ROCK RD

SHERIDAN, WY 82801



3

BEDS

3.5

BATHS

2,626 ft²

LIVING AREA

0.11 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$3,299 (2025)
Assessed Value	\$32,344
Previous Assessed	\$48,869
Assessor Market Value	\$698,239

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

Wet bar Deck · 60 ft² Porch · 100 ft² Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 20, 2024	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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