

Duplex (2 Units, Any Combination) RESIDENTIAL

72 RIVER ROCK RD
SHERIDAN, WY 82801



3
BEDS

3
BATHS

2,479 ft²
LIVING AREA

0.11 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

2
PARKING

TAX & ASSESSMENT

Property Tax	\$2,817 (2025)
Assessed Value	\$58,757
Previous Assessed	\$41,727
Assessor Market Value	\$618,490

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 · 40 ft² Porch · 212 ft² Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2025	Financing	Warranty Deed			
May 22, 2023	Financing	Warranty Deed			\$200K
Sep 17, 2019	Financing	Intrafamily Transfer			
Jun 27, 2012	Financing	Warranty Deed			
Jan 31, 2005	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	Absentee owner
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