

# CENTURY 21<sup>®</sup>

BHJ Realty, Inc.

## THE CENTURY 21 BHJ REALTY, INC.

RUSTIC TO REFINED<sup>™</sup>

BUYER'S GUIDE



CENTURY 21 BHJ's Office in Downtown, Sheridan

## WELCOME

### THANK YOU FOR CONTACTING US. WE'RE HERE FOR YOU ...

The information gathered in this packet is intended to provide you with general information about Sheridan along with specific information and current tips on home-buying. If you find your questions are still not answered after looking through this guide – please let us know. Collectively we are here to provide you with useful and reliable information and to help make your home buying experience in Sheridan the best it can be.

If you already live in Wyoming, or perhaps already in or around Sheridan, you've also come to the right place to find information about exactly what's on the market right now. Our website is easy to navigate and you'll find information about all listings currently on the MLS on [www.century21bhj.com](http://www.century21bhj.com)

### HELPFUL WEBSITES

In addition to this, you might find the following websites helpful;

The Sheridan Chamber of Commerce:	<a href="http://www.sheridanwyomingchamber.org">www.sheridanwyomingchamber.org</a>
The Sheridan Tourism Website	<a href="http://www.sheridanwyoming.org">www.sheridanwyoming.org</a>
Sheridan City Government	<a href="http://www.sheridanwy.gov">www.sheridanwy.gov</a>
Sheridan County Government	<a href="http://www.sheridancounty.com">www.sheridancounty.com</a>
The Sheridan Recreation District	<a href="http://www.sheridanrecreation.com">www.sheridanrecreation.com</a>
The Wyoming Job Network	<a href="http://www.wyomingatwork.com">www.wyomingatwork.com</a>
BHJ Property Management, LLC	<a href="http://www.sheridanwyrentals.com">www.sheridanwyrentals.com</a>

## BHJ REALTY, INC.

### QUICK STATS:

**Location:** Downtown Sheridan on the corner of Main and Works Streets,  
in the historic Keenan Building

**Years in Business:** Affiliated with the CENTURY 21 franchise since 1978

**Number of Agents:** 25    **Number of Support Staff:** 8

**Primary Markets Served:** residential (including Fine Homes & Estates), commercial, land and ranch, and recreational/hunting properties

**Reputation & strengths:** market leader in high-end and specialty properties, overall industry knowledge and training, quality people, community philanthropy

### BUSINESS OVERVIEW:

Combining the technology and resources offered by the world's leading real estate franchise with our local knowledge and marketplace connections, you will find our office offers you an uncommon entry point to Sheridan. We strongly believe in agent diversity and continuous training and are pleased to offer you the most respected pool of real estate professionals in our area.

You will find an intense desire to give our clients and business partners the best of what we have to offer personally and professionally – with our ultimate goal always being “creating win-win situations” in every transaction. We are not high pressure salespeople, but strive to give you straightforward and accurate market information in order to help you reach your own real estate goals.

Finally, you will find great benefit in our professional and personal networks around town. With an abundance of social capital cultivated from years of living and working in Sheridan, there are few special situations and needed connections we can't help you with.

### HISTORY:

Originally established in 1908, BHJ Realty, Inc. has had a long-standing presence in Sheridan. A visual indicator of our presence is being located in one of Sheridan's most prominent historic buildings. Our local ownership has personally contributed to much of the development in and around Sheridan – including platting and developing more than a dozen subdivisions in the area.



## **SHERIDAN**

### **GEOGRAPHY:**

Nestled in a valley, at just 3745 feet above sea level (the lowest major city in Wyoming), Sheridan is bordered on the west by the dramatic Bighorn Mountains and Bighorn National Forest, a mere 15 miles away, with a great expanse to the east of Wyoming high plains. Conveniently located adjacent to Interstate 90, the City of Sheridan is also 30 miles from the junction of Interstates 90 and 25. Sheridan is 125 miles southeast of Billings, Montana; 240 miles west of Rapid City, South Dakota; and 440 miles north of Denver, Colorado.

Residents and visitors alike are enthralled with the beauty and accessibility of the majestic Bighorn Mountains, for many a year-round playground. History buffs find the region steeped in the rich Western history of the Indian wars and range wars. Add to this a thriving diverse arts community that provides a wide spectrum of interests.

### **NATURAL RESOURCES & DEVELOPMENT:**

The Sheridan area is as rich in its natural resources as it is in its beauty. The soils are full of nutrients and organic material, and the climate is favorable for growing grass and small grains. The business of agriculture is still alive and well as are coal mining and natural gas production. The Powder River Basin (just East of Sheridan) is one of the most productive low sulfur coal mining regions of the entire world, and coal production is expected to increase 50% over the next ten years.

The region is also home to one of the country's largest inland natural gas plays. The area's abundance of natural resources has created an intense demand for housing and commercial development sites. The demand pressures have created somewhat of a bottleneck in supply and have forced municipal and county planners into a situation that they're a bit unprepared for. The result has been a temporary setback in new development and aggressive land plays as Sheridan struggles to catch up to its growth. Wal-Mart and Walgreens are well established, as are other notable retailers, including Home Depot and Starbucks Coffee.

## DEMOGRAPHICS

See attached:

**Just the Facts 2017**

**Wyoming County Profile for Sheridan County 2018**

## STATE AND LOCAL TAX CLIMATE

<u>Tax</u>	<u>State</u>	<u>County</u>	<u>City</u>
Corporate Income Tax	No	No	No
Manufacturing (machinery)	No	No	No
Raw Materials / Goods in Process	No	No	No
Inventory Tax	No	No	No
Retail Sales Tax	No	1% (optional)	1% (Capital Facilities Tax)
Personal Property Tax	No	Yes	Yes
School Utilities Tax	No	No	No
Personal Income Tax	No	No	No
Retirement Income (from other St.)	No	No	No
Fuel / Highway Use Tax	Yes	No	No
Payroll Tax (Local)	No	No	No
Unemployment Insurance	Yes	No	No
Worker Compensation	Yes	No	No

## REAL ESTATE TAXES

Businesses looking to relocate in Sheridan County can expect to pay a mill levy ranging from 63.5 mills in Clearmont, to 71.5 mills in the City of Sheridan, and 72.5 mills in Ranchester and Dayton. All business and industrial zoning in Sheridan County is within incorporated cities/towns. Mill levies include mills for the following: state, county, city and incorporated towns, school districts, school district recreation, county weed & pest, library, hospital, and fire districts.

## INFRASTRUCTURE

Sheridan County receives excellent support services:

- Sheridan County Airport is served by Denver Air Connection with flights to/from Denver, Colorado. This allows business and tourist travelers alike the opportunity to connect anywhere in the United States.
- Sheridan is adjacent to Interstate Highway 90 and is just 30 miles from the I-90 / I-25 junction.
- Sheridan is served by the Burlington Northern Santa Fe Railroad, making it ideal for transporting goods.
- Sheridan is one of only three communities in the state of Wyoming served by two facilities-based telecommunications companies -- we have excellent connectivity!
- Sheridan County residents receive reliable, low-cost utilities.
- Sheridan residents receive full-time around-the-clock coverage by police, fire and other public safety personnel.
- Air and water EPA standards are followed closely by the Wyoming Department of Environmental Quality, with a field office located in Sheridan.

Sheridan County Airport serves the Sheridan area with daily jet services through Denver, Colorado via Denver Air Connection – more information at [www.flysheridan.com](http://www.flysheridan.com)

- No. of Runways: Two (2)
- Runway length: 8,300 feet and 5,039 feet
- Hours of Operation: Daylight hours
- Paved: Yes
- Instruments: Yes (one runway)
- Lights: Both runways
- Air Cargo: FedEx and UPS
- Excellent Charter and Private facilities available at Airport
- New Self Fuel Station for 100 LL

## Highway System/Motor Freight Carriers:

- Sheridan is served by five motor freight carriers
- Highways serving Sheridan County: I-90, US 14 & 14A, US 87
- Within 35 miles is I-90/I-25 intersection
- (I-25 is a north/south Interstate highway connecting I-90 and I-80)

## Railroad:

- Operator: Burlington Northern Santa Fe
- Piggyback Service: Yes
- Frequency of switching service: Daily
- Number of daily trains: 25-30 average

### **TIPS FOR BUYING IN A TIGHT MARKET**

Increase your chances of getting your dream house instead of losing it to another buyer, with these easy steps.

- Get prequalified for a mortgage. You'll be able to make a firm commitment to buy and make your offer more desirable to the seller.
- Stay in close touch with your real estate sales associate to find out first about new listings that come on the market. And be ready to go see a house as soon as it goes on the market.
- Scout out new listings yourself. Look at Internet sites, newspaper ads, and drive by the neighborhood frequently. Maybe you'll see a brand-new "for sale" sign before anyone else.
- Be ready to make a decision. Spend lots of time in advance deciding what you must have so you won't be unsure when you have the chance to make an offer.
- Bid competitively. You may not want to start out offering the absolute highest price you can afford, but don't try to go too low to get a deal. In a tight market, you'll lose out.
- Keep contingencies to a minimum. Restrictions such as needing to sell your home before you move or wanting to delay the closing until a certain date can make your offer unappealing. In a tight market, you'll probably be able to sell your house rapidly. Or talk to your lender about getting a bridge loan to cover both mortgages for a short period.
- Don't get caught in a buying frenzy. Just because there's competition doesn't mean you should just buy anything. And even though you want to make your offer attractive, don't neglect inspections that help ensure that your house is sound.



## **FINDING THE RIGHT NEIGHBORHOOD**

### **TIPS FOR FINDING THE BEST PLACE FOR YOU:**

The neighborhood you choose can have a big impact on your lifestyle—safety, available amenities, and convenience all play their part. Here are a few suggestions for you to consider:

- Make a list of the activities—movies, health club, church—you engage in regularly and stores you visit frequently. See how far you would have to travel from each neighborhood you’re considering to engaging in your most common activities.
- Check out the school district. The Department of Education in your town can probably provide information on test scores, class size, percentage of students who attend college, and special enrichment programs. If you have school-age children, also consider paying a visit to schools in the neighborhoods you’re considering. Even if you don’t have children, a house in a good school district will be easier to sell in the future.
- Find out if the neighborhood is safe. Ask the police department for neighborhood crime statistics. Consider not only the number of crimes but also the type—burglaries, armed robberies—and the trend of increasing or decreasing crime. Also, is crime centered in only one part of the neighborhood, such as near a retail area?
- Determine if the neighborhood is economically stable. Check with your local city economic development office to see if income and property values in the neighborhood are stable or rising. What is the percentage of homes to apartments? Apartments don’t necessarily diminish value, but they do mean a more transient population. Do you see vacant businesses or homes that have been for sale for months?
- See if you’ll make money. Ask a local REALTOR® or call the local REALTOR® association to get information about price appreciation trends in the neighborhood. Although past performance is no guarantee of future results, this information may give you a sense of how good an investment your home will be. A REALTOR® or the government planning agency also may be able to tell you about planned developments or other changes in the neighborhood—like a new school or highway—that might affect value.
- See for yourself. Once you’ve narrowed your focus to two or three neighborhoods, go there, and walk around. Are homes tidy and well maintained? Are streets quiet? Pick a warm day if you can and chat with people working or playing outside. Are they friendly? Are their children to play with your family?

## YOUR LENDER

### 10 QUESTIONS YOU SHOULD ASK YOUR LENDER:

Be sure you find a loan that fits your needs with these comprehensive questions ...

- What are the most popular mortgage loans you offer?
- Which type of mortgage plan do you think would be best for us? Why?
- Are your rates, terms, fees, and **closing costs negotiable**?
- Will I have to buy private mortgage insurance? If so, how much will it cost and how long will it be required? Note: Private mortgage insurance usually is required if you make less than 20% down payment, but most lenders will let you discontinue the policy when you have acquired a certain amount of equity by paying down the loan
- Who will **service the loan**? Your bank or another company?
- What escrow requirements do you have?
- How long is your loan lock-in period (the time that the quoted interest rate will be honored) ? Will I be able to obtain a lower rate of they drop during this period?
- How long will the loan **approval process** take?
- How long will it take to **close** the loan?
- Are there any charges or **penalties** for prepaying the loan?

### 10 THINGS A LENDER NEEDS FROM YOU:

- W-2 forms or business tax return forms if you're self-employed for the last two or three years for every person signing the loan
- Copies of one or more months of pay stubs from every person signing the loan

- Copies of two to four months of bank or credit union statements for both checking and savings accounts
- Copies of personal tax forms for the last two to three years
- Copies of brokerage account statements for two to four months, as well as a list of any other major assets or value, e.g. a boat, an RV, or stocks or bonds not held in a brokerage account
- Copies of your most recent 401(k) or other retirement account statement
- Documentation of verify additional income, such as child support, pension, etc.
- Account numbers of all your credit cards and the amounts of any outstanding balances
- Lender, loan number, and amount owed on other installment loans – student loans, car loans, etc.
- Addresses where you lived for the last five to seven years, with names of landlords, if appropriate

## FINANCIAL INSTITUTIONS

Sheridan has several reputable financial institutions, which we are comfortable recommending to you. Some service their own loans and others offer loan management via third party lenders. Please refer to the lending section of this packet for other helpful tips on how to find and select a lender.

FIRST INTERSTATE BANK  
4 South Main Street/1613 Coffeen Ave.  
(307) 674-7411 (307) 672-1501  
[www.firstinterstatebank.com](http://www.firstinterstatebank.com)

FIRST FEDERAL BANK & TRUST  
46 W. Brundage St./671 Illinois St.  
(307) 672-0464  
[www.efirstfederal.com](http://www.efirstfederal.com)

WELLS FARGO  
424 N. Main St.  
(307) 672-0705  
[www.wellsfargo.com](http://www.wellsfargo.com)

SECURITY STATE BANK  
2070 Coffeen Avenue  
(307) 672-8080  
[www.securitystatebk.com](http://www.securitystatebk.com)

BANK OF THE WEST  
2 N. Main St.  
(307) 674-4411  
[www.bankofthewest.com](http://www.bankofthewest.com)

FIRST NORTHERN BANK OF WYOMING  
29 N. Gould  
(307) 673-7777  
[www.fnbofwyo.com](http://www.fnbofwyo.com)

CITCO FEDERAL CREDIT UNION  
502 N. Main St.  
(307) 674-7449  
[www.citcofcu.com](http://www.citcofcu.com)

GATETWAY MORTGAGE GROUP  
841 Broadway ST Ste. 202  
(307) 218-0002  
<https://www.gatewayfirst.com/sheridan-wy>

THE BANK OF SHERIDAN  
1375 Sugarland Dr.  
(307) 673-8100  
Email: [ddestefano@thebank-sheridan.com](mailto:ddestefano@thebank-sheridan.com)

COWBOY STATE BANK  
951 Coffeen Avenue/515 Dayton St, Ranchester  
(307) 673-4456 (307) 655-2291  
[www.cowboystatebank.com](http://www.cowboystatebank.com)

US BANK  
203 S. Main St.  
(307) 672-7290  
[www.usbank.com](http://www.usbank.com)

SHERIDAN COMMUNITY FED. CREDIT UNION  
141 S. Gould St.  
(307) 672-3445  
[www.sheridancreditunion.com](http://www.sheridancreditunion.com)

SUNLIGHT FEDERAL CREDIT UNION  
1447 Sugarland Drive  
(307) 672-9028  
[www.sunlightfcu.org](http://www.sunlightfcu.org)

CAMPCO FEDERAL CREDIT UNION  
941 SUGARLAND DRIVE, SUITE B  
307-675-2121  
[www.campcofcu.com](http://www.campcofcu.com)

CHERRY CREEK MORTGAGE  
150 N Main Ste. 202  
(307) 439-1793  
<https://www.cherrycreekmortgage.com>

*(Chamber of Commerce Membership List)*

## **HEADS UP ON HOME INSPECTIONS**

### **THE TOP 10 QUESTIONS YOU SHOULD ASK OF YOUR HOME INSPECTOR:**

- What are your qualifications?
- Do you have a current license? (Inspectors are not required to be licensed in every state)
- How many inspections of properties such as this do you complete each year?
- Do you have a list of past clients I can contact?
- Do you carry professional errors and omissions insurance? May I have a copy of the certificate of insurance?
- Do you provide any guarantees of your work?
- What specifically will the inspection cover?
- What type of report will I receive after the inspection?
- How long will the inspection take and how long will it take to receive the report?
- How much will the inspection cost?

*Portions adopted from Real Estate Checklists & Systems ([www.realestatechecklists.com](http://www.realestatechecklists.com))*

### **WHAT YOUR HOME INSPECTION SHOULD COVER:**

- Siding: look for dents or buckling
- Foundations: look for cracks or water seepage
- Exterior Brick: look for cracked bricks or mortar pulling away from bricks
- Insulation: look for condition, adequate rating for climate
- Doors and windows: look for loose or tight fits, condition of locks, condition of weather-stripping

- Roof: look for age, conditions of flashing, pooling water, buckled shingles, or loose gutters and downspouts
- Ceilings, walls, and moldings: look for loose pieces, drywall that is pulling away
- Porch/deck: loose railings or step, rot
- Electrical: look for condition of fuse box/circuit breakers, number of outlets in each room
- Plumbing: look for poor water pressure, banging pipes, rust spots or corrosion that indicate leaks, sufficient insulation
- Water heater: look for age, size adequate for house, speed of recovery, energy rating
- Furnace/air conditioning: look for age, energy rating; Furnaces are rated by annual fuel utilization efficiency; the higher the rating, the lower your fuel costs. However, other factors such as payback period and other operating costs, such as electricity to operate motors.
- Garage: look for exterior in good repair; condition of floor—cracks, stains, etc.; condition of door mechanism
- Basement: look for water leakage, musty smell
- Attic: look for adequate ventilation, water leaks from roof
- Septic tanks (if applicable): adequate absorption field capacity for the percolation rate in your area and the size of your family
- Driveways/sidewalks: look for cracks, heaving pavement, crumbling near edges, stains

## YOUR REALTOR<sup>®</sup>

### THE 5 MAIN REASONS YOU NEED A REALTOR<sup>®</sup>:

1. **A real estate transaction is complicated.** In most cases, buying or selling a home requires disclosure forms, inspection reports, mortgage documents, insurance policies, deeds, and multi-page government-mandated settlement statements. A knowledgeable guide through this complexity can help you avoid delays or costly mistakes.
2. **Selling or buying a home is time consuming.** Even in a strong market, homes in our area stay on the market for an average of 45 days. And it usually takes another 60 days or so for the transaction to close after an offer is accepted.
3. **Real estate has its own language.** If you don't know a CMA from a PUD, you can understand why it's important to work with someone who speaks that language.
4. **REALTORS<sup>®</sup> have done it before.** Most people buy and sell only a few homes in a lifetime, usually with quite a few years in between each purchase. And even if you've done it before, laws and regulations change. That's why having an expert on your side is critical.
5. **REALTORS<sup>®</sup> provide objectivity.** Since a home often symbolizes family, rest, and security, not just four walls and roof, home selling or buying is often a very emotional undertaking. And for most people, a home is the biggest purchase they'll ever make. Having a concerned, but objective, third party helps you keep focused on both the business and emotional issues most important to you.

### QUESTIONS TO ASK WHEN CHOOSING A REALTOR<sup>®</sup>:

- **How long** have you been in residential real estate sales? Is it your full-time job? (While experience is no guarantee of skill, real estate, like many other professions, is mostly learned on the job.)
- What **designations** do you hold? (Designations, such as GRI and CRS., which require that real estate professionals take additional, specialized real estate training, are held by only about one-quarter of real estate practitioners.)
- How many **homes** did you and your company **sell** last year?

### QUESTIONS TO ASK WHEN CHOOSING A REALTOR<sup>®</sup> (CONTINUED)

- How many **days** did it take you to **sell** the average home? How did that compare to the overall market?

- How close to the initial **asking prices** of the homes you sold were the final **sale prices**?
- What types of specific **marketing systems** and approaches will you use to sell my home? (Look for someone who has aggressive, innovative approaches, not just someone who's going to put a sign in the yard and hope for the best.)
- Will you **represent** me exclusively, or will you represent both the buyer and the seller in the transaction? (While it's usually legal to represent both parties in a transaction, it's important to understand where the practitioner's obligations lie. A good practitioner will explain the agency relationship to you and describe the rights of each party. It's also possible to insist that the practitioner represent you exclusively.)
- Can you recommend **service providers** who can assist me in obtaining a mortgage, making repairs on my home, and other things I need done? (Keep in mind here that real estate professionals should generally recommend more than one provider and should tell you if they receive any compensation from any provider.)
- What type of **support and supervision** does your brokerage office provide to you? (Having resources, such as in-house support staff, access to a real estate attorney, or assistance with technology, can help a real estate professional sell your home.)
- What's your **business philosophy**? (While there's no right answer to this question, the response will help you assess what's important to the real estate practitioner—fast sales, service, etc.—and determine how closely the practitioner's goals and business emphasis mesh with your own.)
- How will you keep me informed about the **progress of my transaction**? How frequently? Using what media? (Again, this is not a question with a correct answer, but that one reflects your desires. Do you want updates twice a week or don't want to be bothered unless there's a hot prospect? Do you prefer phone, e-mail, or a personal visit?)
- Could you please give me the **names and phone numbers** of your three most **recent clients**?



## HOUSES OF WORSHIP

In addition to the major churches of each denomination listed here, the local “Sheridan Press” newspaper publishes a complete church directory every Saturday. Please call the Sheridan Press at (307) 672-2431.

St. Peter’s Episcopal Church  
1 S. Tschirgi  
Denomination: Episcopal  
(307) 674-7655

Holy Name Catholic Church  
259 East Works St.  
Denomination: Catholic  
(307) 674-6895

Cornerstone Church  
4351 Big Horn Avenue  
Denomination: Non-denominational  
(307) 672-8126

First United Methodist Church  
215 West Works Street  
Denomination: Methodist  
(307) 672-9779

The Rock Church of the Bighorns  
1100 Big Horn Avenue  
Denomination: Non-Denominational  
(307) 673-0939

Kingdom Hall  
2226 Big Horn Avenue  
Denomination: Jehovah’s Witnesses  
(307) 672-2271

Bethesda Worship Center  
5135 Coffeen Avenue  
Denomination: Pentecostal  
(307) 673-0023

Illuminate Church  
38 South Main Street  
Denomination: Not known  
307-254-4040

Real Life Church  
Denomination: Christian, Non-denominational  
307-752-4906

Church of Jesus Christ of Latter Day Saints  
2051 Colonial Drive  
Denomination: Jesus Christ of Latter Day Saints  
(307) 672-8611

First Congregational Church  
100 West Works Street  
Denomination: Congregational/Church of Christ  
(307) 672-2668

Trinity Lutheran Church  
135 Crescent Drive  
Denomination: Lutheran ELCA  
(307) 672-2411

First Presbyterian Church  
2121 Colonial Drive  
Denomination: Presbyterian  
(307) 672-1717

Good News Bible Church  
218 West Burkitt  
Denomination: Non-denominational  
(307) 673-4837

Sheridan Wesleyan Church  
404 W. Brundage Lane  
Denomination: Wesleyan  
(307) 672-0612

First Baptist Church  
3179 Big Horn Avenue  
Denomination: Baptist  
(307) 674-6693

Sheridan KidsLife  
444 W. Alger Avenue  
Christian Youth Organization  
307-751-5989

## **CHILDCARE FACILITIES:**

Sheridan is experiencing a shortage of childcare facilities and providers. Below is a list of the main leaders in and providers of daycare in Sheridan. Additional small and private care facilities can be found by contacting the larger providers below.

The Sheridan County YMCA daycare connects many providers and may be a good source of information. Additional information may be found at <https://findchildcarewy.org> – choose to search by MAP VERSION under FACILITY SEARCH.

Sheridan County YMCA Daycare  
417 North Jefferson St.  
(307) 672-5774

The Children's Center  
863 Highland Avenue  
(307) 674-9750

Marion Daycare  
710 Marion St.  
(307) 672-5408

Child Development Center  
(Early Childhood Testing Center and  
care for developmentally disabled children)  
345 S. Linden Avenue  
(307) 762-6610

First Light Children's Center  
366 E. Brundage  
(307) 673-0403

**BHJ Property Management, LLC**  
**101 South Main Street**  
**Sheridan, WY 82801**  
**Office: (307) 672-5838**



### **PROPERTY INVESTORS**

If you are looking for an investment property in Sheridan, we are now offering property management services through BHJ Property Management, LLC. At BHJ Property Management, LLC, we care for your investments as we care for our own investments.

### **RENTERS**

If you are interested in a rental while in Sheridan, then please check out our available rentals at [www.sheridanwyrentals.com](http://www.sheridanwyrentals.com) . Whether you prefer to rent for a while, are looking for a house to buy or building a home, we are available to walk you through our available units anytime.

### **Our Commitments**

For over 20 years, Bruce Garber – Broker and Owner of our company as well as Century 21 BHJ Realty, Inc, has invested in real estate right here in Sheridan, Wyoming. Through his own personal experience as well as years of research to launch a Property Management Company, the staff of BHJ Property Management, LLC has diligently prepared for the inception of our company. We have extensively trained with the Property Management Division of the Cheyenne, WY Century 21 office – a company with 450 units with 300 different property owners that has been in business for 17 years.

We are invested in our clients – We work hard to ensure that every client is completely satisfied with the service they are receiving. We look ahead to assess, evaluate and educate our clients on the impacts of potential opportunities or changes that may affect their investments or living situations.

We are invested in our staff- Staff is encouraged to regularly attend training seminars and stay current with new developments in the industry.

We invest in technology to help us to more efficiently serve our clients and community and allow us to deliver more comprehensive data to clients with cost-effective means. We can more efficiently create maintenance service requests, send and receive payments and monitor and screen applicants.

Century 21 BHJ Realty, Inc has shown their commitment to their clients in the Real Estate Industry since 1908. They have been recognized as a Quality Service Office by C21 Corporate and have received some of the highest awards given by Corporate Headquarters. These high-quality standards will continue to the Owners and Tenants of BHJ Property Management, LLC

**BHJ Property Management, LLC**  
**101 South Main Street**  
**Sheridan, WY 82801**  
**Office: (307) 672-5838**



### **Our Vision**

To revolutionize the property management industry through commitment to positive change that reformulates the consistency and care that is expected from a property manager.

We are motivated to show our community that trust can transpire through our dedication, diligence and transparency.

Commitment to our community helps us to engage with, grow with, and give back as active leaders.

### **Our Mission**

We believe in owning real estate and the value it brings to property owners, providing quality living situations to all tenants and providing exceptional property management services to all clients.

### **Our Values**

We are completely transparent in all aspects of our business. – All of our fees are clearly defined in our contract and we deliver all maintenance services from third- party vendors to our clients at cost.

We invest locally to support our community – We use local goods and services whenever possible and invest in the local Real Estate Industry.

We are leaders in our community – Our business is a member of the Sheridan Chamber of Commerce and our staff members are involved in multiple organizations and board of directors in the area.

Professionalism is always a top priority. From our personnel to our office space we are here to offer professional advice and services in a professional manner.

### **Our Services**

on call 24/7 for tenant/ property issues.

Tenant placement and screening (background, eviction, credit and references).

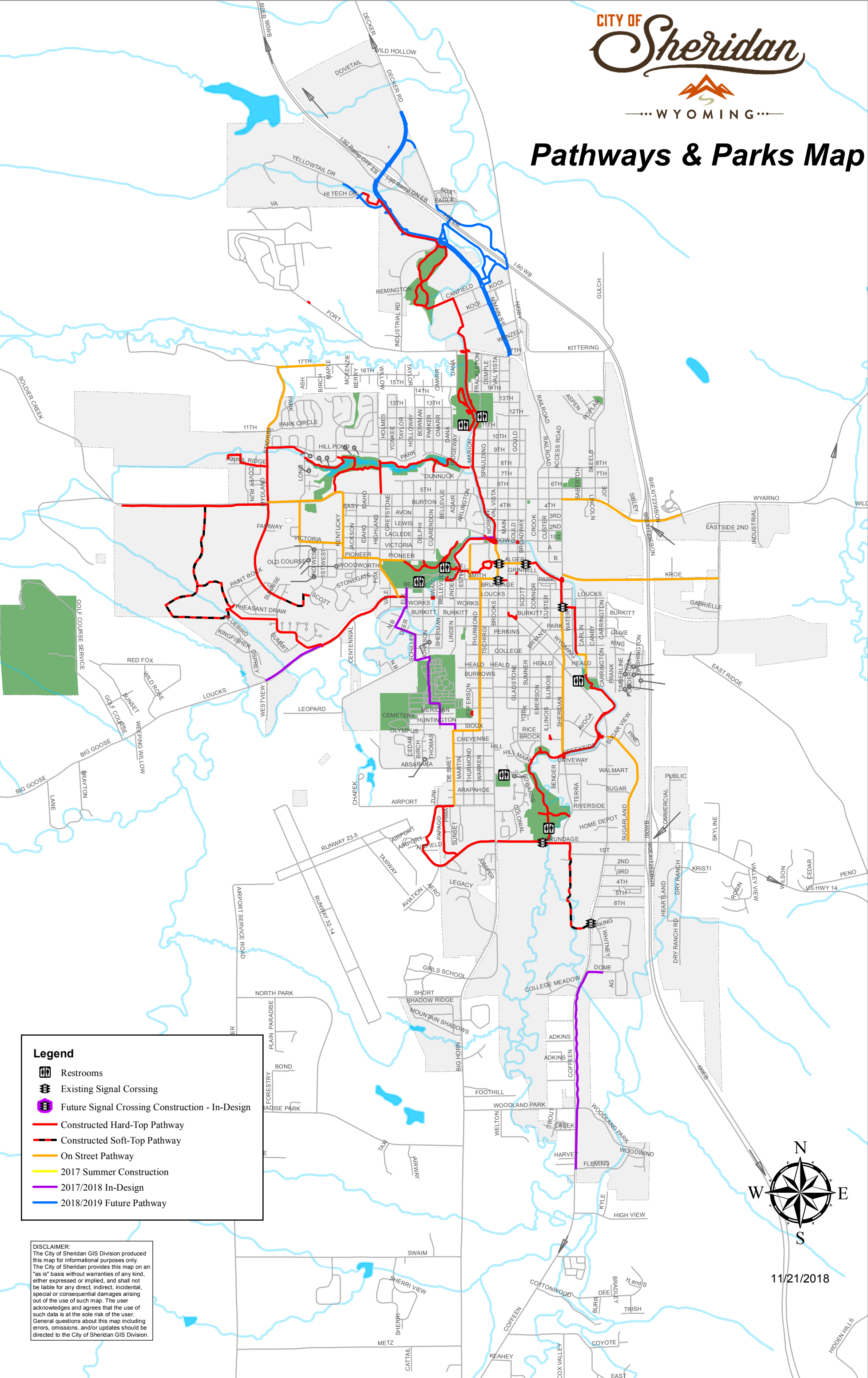
Showing, marketing and advertising your property to prospective tenants.

Collecting rents and providing owners with monthly reports

Organizing repairs and maintenance as needed.

Accepting online payments through our secure Property Management Software, Appfolio

# Pathways & Parks Map



- Legend**
- Restrooms
  - Existing Signal Crossing
  - Future Signal Crossing Construction - In-Design
  - Constructed Hard-Top Pathway
  - Constructed Soft-Top Pathway
  - On Street Pathway
  - 2017 Summer Construction
  - 2017/2018 In-Design
  - 2018/2019 Future Pathway

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11/21/2018

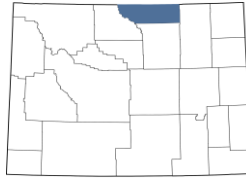
# WYOMING COUNTY PROFILES

## Sheridan County

**County Seat:** Sheridan

**Land Area (square mile):** 2,526.4

**Population Per Square Mile:** 12.1



Department of Administration & Information  
Economic Analysis Division

Sheridan    Percent    Wyoming    Percent

### POPULATION - AGE/SEX<sup>1</sup>

Total	30,485	100.0	578,759	100.0
Male	15,282	50.1	294,730	50.9
Female	15,203	49.9	284,029	49.1
Under 5 years	1,556	5.1	34,931	6.0
5 to 9 years	1,801	5.9	37,296	6.4
10 to 14 years	1,948	6.4	39,438	6.8
15 to 19 years	1,881	6.2	36,507	6.3
20 to 24 years	1,580	5.2	38,083	6.6
25 to 29 years	1,735	5.7	38,041	6.6
30 to 34 years	1,747	5.7	38,392	6.6
35 to 39 years	1,890	6.2	39,748	6.9
40 to 44 years	1,827	6.0	34,537	6.0
45 to 49 years	1,738	5.7	32,452	5.6
50 to 54 years	1,719	5.6	31,401	5.4
55 to 59 years	2,089	6.9	38,268	6.6
60 to 64 years	2,367	7.8	40,486	7.0
65 to 69 years	2,318	7.6	34,802	6.0
70 to 74 years	1,706	5.6	25,788	4.5
75 to 79 years	1,173	3.8	16,949	2.9
80 to 84 years	675	2.2	10,649	1.8
85 years and over	735	2.4	10,991	1.9
Under 18 years	6,438	21.1	133,734	23.1
18 to 24 years	2,328	7.6	52,521	9.1
25 to 44 years	7,199	23.6	150,718	26.0
45 to 64 years	7,913	26.0	142,607	24.6
65 years and over	6,607	21.7	99,179	17.1
Median age (years)	43.0	(X)	38.4	(X)

### POPULATION - RACE/HISPANIC<sup>1</sup>

All Races Combined	30,485	100.0	578,759	100.0
White Alone	28,972	95.0	535,371	92.5
Black or African American Alone	272	0.9	7,467	1.3
American Indian and Alaska Native Alone	406	1.3	15,778	2.7
Asian Alone	275	0.9	6,571	1.1
Native Hawaiian and Other Pacific Islander Alone	30	0.1	596	0.1
Two or More Races	530	1.7	12,976	2.2
Hispanic (may be of any race)	1,340	4.4	58,609	10.1
Non-Hispanic	29,145	95.6	520,150	89.9
White Alone	27,869	91.4	484,380	83.7



## COMPONENTS OF POPULATION CHANGE<sup>1</sup>

Total Population Change	266	100.0	1,158	100.0
Natural Change	-38	-14.3	1,630	140.8
Births	308	(X)	6,601	(X)
Deaths	346	(X)	4,971	(X)
Net Migration	303	113.9	-474	-40.9

## HOUSEHOLDS BY TYPE<sup>2</sup>

Total households	13,251	100.0	230,101	100.0
Married-couple family	6,714	50.7	119,353	51.9
With own children under 18 years	2,352	17.7	44,862	19.5
Cohabiting couple	966	7.3	15,592	6.8
With own children under 18 years	199	1.5	5,528	2.4
Male householder, no spouse/partner present	2,426	18.3	45,118	19.6
With own children under 18 years	205	1.5	3,725	1.6
Householder living alone	1,808	13.6	33,266	14.5
65 years and over	476	3.6	9,097	4.0
Female householder, no spouse/partner present	3,145	23.7	50,038	21.7
With own children under 18 years	364	2.7	8,802	3.8
Householder living alone	2,216	16.7	31,731	13.8
65 years and over	976	7.4	15,891	6.9
Households with one or more people under 18 years	3,299	24.9	68,479	29.8
Households with one or more people 65 years and over	4,374	33.0	64,680	28.1
Average household size	2.2	(X)	2.46	(X)
Average family size	2.78	(X)	3.02	(X)

## PRESENCE AND TYPES OF INTERNET SUBSCRIPTIONS IN HOUSEHOLD<sup>2</sup>

Total	13,251	100.0	230,101	100.0
With an Internet subscription	11,026	83.2	193,139	83.9
Dial-up with no other type of Internet subscription	35	0.3	1,133	0.6
Broadband of any type	10,991	99.7	192,006	99.4
Internet access without a subscription	204	1.5	7,931	3.4
No Internet access	2,021	15.3	29,031	12.6

## EDUCATIONAL ATTAINMENT<sup>2</sup>

Population 25 years and over	21,423	100.0	390,516	100.0
Less than 9th grade	288	1.3	7,025	1.8
9th to 12th grade, no diploma	713	3.3	19,663	5.0
High school graduate (includes equivalency)	5,492	25.6	113,535	29.1
Some college, no degree	6,191	28.9	99,677	25.5
Associate's degree	2,107	9.8	43,761	11.2
Bachelor's degree	3,540	16.5	68,269	17.5
Graduate or professional degree	3,092	14.4	38,586	9.9
Percent high school graduate or higher	(X)	95.3	(X)	93.2
Percent bachelor's degree or higher	(X)	31.0	(X)	27.4

## VETERAN STATUS<sup>2</sup>

Civilian population 18 years and over	23,685	100.0	441,696	100.0
Civilian veterans	2,563	10.8	44,999	10.2

## DISABILITY STATUS<sup>2</sup>

Civilian noninstitutionalized population	29,711	100.0	571,021	100.0
With a disability	3,712	12.5	74,788	13.1

## RESIDENCE 1 YEAR AGO<sup>2</sup>

Population age 1 year and over	30,004	100.0	574,256	100.0
Same house	25,480	84.9	477,614	83.2
Different house in the U.S.	4,487	15.0	94,465	16.4
Same county	2,641	8.8	52,873	9.2
Different county	1,846	6.2	41,592	7.2
Same state	1,037	3.5	14,658	2.6
Different state	809	2.7	26,934	4.7
Abroad	37	0.1	2,177	0.4

## PLACE OF BIRTH<sup>2</sup>

Total Population	30,140	100.0	581,024	100
Native	29,528	98.0	561,042	96.6
Born in United States	29,393	97.5	556,744	95.8
Born in Wyoming	13,696	45.4	246,126	42.4
Born in different state	15,697	52.1	310,618	53.5
Born in Island areas or abroad to American parents	135	0.4	4,298	0.7
Foreign born	612	2.0	19,982	3.4
Naturalized U.S. citizen	346	1.1	7,906	1.4
Not a U.S. citizen	266	0.9	12,076	2.1

## INCOME AND BENEFITS (IN 2019 INFLATION-ADJUSTED DOLLARS)<sup>2</sup>

Total households	13,251	100.0	230,101	100.0
Less than \$10,000	469	3.5	11,381	4.9
\$10,000 to \$14,999	548	4.1	9,004	3.9
\$15,000 to \$24,999	1,286	9.7	19,632	8.5
\$25,000 to \$34,999	1,144	8.6	20,607	9.0
\$35,000 to \$49,999	1,917	14.5	29,041	12.6
\$50,000 to \$74,999	2,305	17.4	41,926	18.2
\$75,000 to \$99,999	1,938	14.6	34,543	15.0
\$100,000 to \$149,999	2,350	17.7	39,675	17.2
\$150,000 to \$199,999	690	5.2	13,674	5.9
\$200,000 or more	604	4.6	10,618	4.6
Median household income (dollars)	\$60,807	(X)	\$64,049	(X)
Mean household income (dollars)	\$80,525	(X)	\$81,880	(X)
With earnings	10,374	78.3	183,754	79.9
Mean earnings (dollars)	\$78,676	(X)	\$80,445	(X)
With Social Security	4,978	37.6	70,706	30.7
Mean Social Security income (dollars)	\$19,915	(X)	\$20,074	(X)
With retirement income	2,815	21.2	46,104	20.0
Mean retirement income (dollars)	\$26,058	(X)	\$25,972	(X)
With Supplemental Security Income	340	2.6	7,832	3.4
Mean Supplemental Security Income (dollars)	\$10,163	(X)	\$10,370	(X)
With cash public assistance income	146	1.1	3,620	1.6
Mean cash public assistance income (dollars)	\$2,405	(X)	\$3,256	(X)
With Food Stamp/SNAP benefits	467	3.5	12,339	5.4



	Sheridan	Percent	Wyoming	Percent
Median Earnings for Full-Time Year-Round Workers - Male	\$53,660	(X)	\$55,917	(X)
Median Earnings for Full-Time Year-Round Workers - Female	\$39,644	(X)	\$39,490	(X)

### PER CAPITA INCOME<sup>3</sup>

Per capita personal income	\$59,666	(X)	\$62,189	(X)
Per capita personal current transfer receipts	\$9,940	(X)	\$8,714	(X)
Per capita dividends, interest, and rent	\$19,746	(X)	\$18,157	(X)
Average nonfarm proprietors' income	\$19,355	(X)	\$38,799	(X)

### FAMILIES AND PEOPLE WHOSE INCOME IS BELOW THE POVERTY LEVEL<sup>2</sup>

All families	174	2.1	10,177	6.8
With related children under 18 years	137	4.2	7,536	11.2
Married couple families	90	1.3	4,384	3.7
With related children under 18 years	53	2.2	2,538	5.4
Families with female householder, no husband present	70	7.2	4,633	24.9
With related children under 18 years	70	12.2	4,113	31.6
All people	1,726	5.9	62,257	11.0
Under 18 years	338	5.3	16,857	12.6
18 to 64 years	1,110	6.5	38,300	11.1
65 years and over	278	4.7	7,100	8.0

### RATIO OF INCOME TO POVERTY LEVEL IN THE PAST 12 MONTHS<sup>2</sup>

Total:	29,274	100.0	566,918	100.0
Under .50	754	2.6	27,288	4.8
.50 to .99	972	3.3	34,969	6.2
1.00 to 1.24	1,170	4.0	20,187	3.6
1.25 to 1.49	1,099	3.8	22,010	3.9
1.50 to 1.84	2,115	7.2	34,897	6.2
1.85 to 1.99	1,049	3.6	15,170	2.7
2.00 and over	22,115	75.5	412,397	72.7

### HEALTH INSURANCE COVERAGE<sup>2</sup>

Civilian noninstitutionalized population	29,711	100.0	571,021	100.0
With health insurance coverage	26,560	89.4	505,667	88.6
With private health insurance	22,885	77.0	420,361	73.6
With public coverage	8,448	28.4	157,974	27.7
No health insurance coverage	3,151	10.6	65,354	11.4
Civilian noninstitutionalized population under 19 years	6,697	100.0	143,325	100.0
No health insurance coverage	506	7.6	12,169	8.5

### HOUSING UNITS<sup>2</sup>

Total housing units	14,915	100.0	276,846	100.0
Occupied housing units	13,251	88.8	230,101	83.1
Owner-occupied	9,117	68.8	161,972	70.4
Renter-occupied	4,134	31.2	68,129	29.6
Vacant housing units	1,664	11.2	46,745	16.9
Homeowner vacancy rate	(X)	0.0	(X)	1.7
Rental vacancy rate	(X)	4.6	(X)	12.4

## UNITS IN STRUCTURE<sup>2</sup>

Total housing units	14,915	100.0	276,846	100.0
Single family units	11,536	77.3	195,774	70.7
2 to 4 units	840	5.6	18,391	6.6
5 to 9 units	612	4.1	9,762	3.5
10 or more units	662	4.4	15,714	5.7
Mobile home	1,247	8.4	36,819	13.3
RV, van, boat, etc.	18	0.1	386	0.1

## RESIDENTIAL BUILDING PERMITS<sup>4</sup>

Total housing units	190	100.0	1,708	100.0
Single family units	147	77.4	1,521	89.1
2 to 4 units	24	12.6	124	7.3
5 or more units	19	10.0	63	3.7

## HOME VALUE<sup>2</sup>

Owner-occupied units	9,117	100.0	161,972	100.0
Less than \$50,000	652	7.2	14,303	8.8
\$50,000 to \$99,999	283	3.1	9,030	5.6
\$100,000 to \$149,999	563	6.2	16,915	10.4
\$150,000 to \$199,999	1,221	13.4	29,958	18.5
\$200,000 to \$299,999	2,576	28.3	46,744	28.9
\$300,000 to \$499,999	2,696	29.6	30,403	18.8
\$500,000 to \$999,999	820	9.0	10,301	6.4
\$1,000,000 or more	306	3.4	4,318	2.7
Median (dollars)	\$272,400	(X)	\$220,500	(X)

## MORTGAGE STATUS<sup>2</sup>

Owner-occupied units	9,117	100.0	161,972	100.0
Housing units with a mortgage	5,333	58.5	94,372	58.3
Housing units without a mortgage	3,784	41.5	67,600	41.7

## GROSS RENT<sup>2</sup>

Occupied units paying rent	3,841	100.0	61,992	100.0
Less than \$500	365	9.5	7,216	11.6
\$500 to \$999	2,328	60.6	32,277	52.1
\$1,000 to \$1,499	832	21.7	15,524	25.0
\$1,500 to \$1,999	311	8.1	5,502	8.9
\$2,000 to \$2,499	5	0.1	1000	1.6
\$2,500 to \$2,999	0	0.0	330	0.5
\$3,000 or more	0	0.0	143	0.2
Median (dollars)	\$836	(X)	\$855	(X)

## CIVILIAN LABOR FORCE<sup>5</sup>

Labor Force	15,653	100.0	292,258	100.0
Employment	15,111	96.5	281,730	96.4
Unemployment	542	3.5	10,528	3.6
Unemployment Rate	3.5%	(X)	3.6%	(X)
% of population 16 years and over in labor force <sup>2</sup>	(X)	64.1	(X)	66.4

## AVERAGE WAGE AND SALARY EMPLOYMENT<sup>6</sup>

Total	13,437	100.0	276,858	100.0
Private	9,952	74.1	211,541	76.4
Agriculture, Forestry, Fishing, & Hunting	309	2.3	2,752	1.0
Mining, Quarrying, & Oil & Gas Extraction	81	0.6	20,744	7.5
Utilities	43	0.3	2,431	0.9
Construction	1,259	9.4	22,851	8.3
Manufacturing	705	5.2	10,048	3.6
Wholesale Trade	241	1.8	8,390	3.0
Retail Trade	1,592	11.8	28,902	10.4
Transportation & Warehousing	290	2.2	10,144	3.7
Information	183	1.4	3,405	1.2
Financial Activities	609	4.5	11,176	4.0
Professional & Business Services	985	7.3	19,177	6.9
Educational & Health Services	1,484	11.0	27,315	9.9
Leisure & Hospitality	1,691	12.6	37,033	13.4
Other Services	480	3.6	7,175	2.6
Government	3,485	25.9	65,317	23.6
Federal Government	792	5.9	7,556	2.7
State Gov't (inc. higher public education)	320	2.4	12,477	4.5
Local Gov't (inc. local public education and hospitals)	2,372	17.7	45,284	16.4

## TOTAL ANNUAL WAGES<sup>6</sup>

Total	\$589,749,546	100.0	\$13,809,971,784	100.0
Private	\$396,162,757	67.2	\$10,477,446,333	75.9
Agriculture, Forestry, Fishing, & Hunting	\$10,819,061	1.8	\$99,944,275	0.7
Mining, Quarrying, & Oil & Gas Extraction	\$5,545,422	0.9	\$1,932,833,198	14.0
Utilities	\$4,003,595	0.7	\$237,699,041	1.7
Construction	\$64,871,479	11.0	\$1,310,967,774	9.5
Manufacturing	\$36,890,431	6.3	\$692,702,166	5.0
Wholesale Trade	\$13,653,873	2.3	\$552,001,372	4.0
Retail Trade	\$49,614,308	8.4	\$868,588,062	6.3
Transportation & Warehousing	\$13,790,224	2.3	\$556,203,128	4.0
Information	\$9,237,297	1.6	\$167,168,137	1.2
Financial Activities	\$34,959,723	5.9	\$679,898,737	4.9
Professional & Business Services	\$54,144,569	9.2	\$1,078,754,102	7.8
Educational & Health Services	\$53,931,503	9.1	\$1,204,396,594	8.7
Leisure & Hospitality	\$32,302,745	5.5	\$814,528,872	5.9
Other Services	\$12,398,527	2.1	\$281,760,875	2.0
Government	\$193,586,789	32.8	\$3,332,525,451	24.1
Federal Government	\$55,051,280	9.3	\$517,559,554	3.7
State Gov't (inc. higher public education)	\$16,960,704	2.9	\$712,414,483	5.2
Local Gov't (inc. local public education and hospitals)	\$121,574,805	20.6	\$2,102,551,414	15.2

## AVERAGE ANNUAL WAGE<sup>6</sup>

Total	\$43,891	100.0	\$49,881	100.0
Private	\$39,808	90.7	\$49,529	99.3
Agriculture, Forestry, Fishing, & Hunting	\$35,070	79.9	\$36,322	72.8
Mining, Quarrying, & Oil & Gas Extraction	\$68,321	155.7	\$93,175	186.8
Utilities	\$92,569	210.9	\$97,798	196.1
Construction	\$51,509	117.4	\$57,371	115.0
Manufacturing	\$52,333	119.2	\$68,943	138.2
Wholesale Trade	\$56,674	129.1	\$65,791	131.9

	Sheridan	Percent	Wyoming	Percent
Retail Trade	\$31,163	71.0	\$30,053	60.2
Transportation & Warehousing	\$47,594	108.4	\$54,832	109.9
Information	\$50,454	115.0	\$49,096	98.4
Financial Activities	\$57,374	130.7	\$60,833	122.0
Professional & Business Services	\$54,946	125.2	\$56,251	112.8
Educational & Health Services	\$36,350	82.8	\$44,092	88.4
Leisure & Hospitality	\$19,107	43.5	\$21,995	44.1
Other Services	\$25,848	58.9	\$39,272	78.7
Government	\$55,551	126.6	\$51,021	102.3
Federal Government	\$69,494	158.3	\$68,493	137.3
State Gov't (inc. higher public education)	\$52,961	120.7	\$57,098	114.5
Local Gov't (inc. local public education and hospitals)	\$51,245	116.8	\$46,431	93.1

## COMMUTING TO OR FROM A DIFFERENT COUNTY OR STATE FOR WORK<sup>7</sup>

Total Commuting Out	3,518	100.0	14,790	5.7
to Campbell County, WY	536	15.2	(X)	(X)
to Natrona County, WY	495	14.1	(X)	(X)
to Big Horn County, MT	452	12.8	(X)	(X)
to Laramie County, WY	283	8.0	(X)	(X)
to Park County, WY	202	5.7	(X)	(X)
to All Other Counties	1,550	44.1	(X)	(X)
Total Commuting In	2,791	100.0	25,604	9.5
from Campbell County, WY	445	15.9	(X)	(X)
from Johnson County, WY	404	14.5	(X)	(X)
from Natrona County, WY	236	8.5	(X)	(X)
from Laramie County, WY	129	4.6	(X)	(X)
from Fremont County, WY	115	4.1	(X)	(X)
from All Other Counties	1,462	52.4	(X)	(X)

The commuting data in this profile are not comparable to the figures in prior reports because their source and methodology are different.

## AGRICULTURE<sup>8</sup>

Number of Farms	833	(X)	11,938	(X)
Land in Farms (thousands of acres)	1,214	(X)	29,005	(X)
Total Cash Receipts (thousands of dollars)	\$64,683	100.0	\$1,577,602	100.0
Livestock and Products	\$50,004	77.3	\$1,138,948	72.2
Crops	\$14,679	22.7	\$438,654	27.8
Net Farm Income (thousands of dollars)	\$6,123	(X)	\$231,778	(X)

## VALUATION AND TAXES<sup>9</sup>

Total Assessed Valuation	\$471,499,185	100.0	\$22,476,195,894	100.0
Non-Minerals	\$469,406,032	99.6	\$11,885,005,548	52.9
Agricultural Land	\$19,898,976	4.2	\$336,554,735	1.5
Residential Property	\$338,964,593	71.9	\$6,177,106,496	27.5
Commercial Property	\$74,263,424	15.8	\$1,644,127,621	7.3
Industrial Property	\$8,653,496	1.8	\$2,044,267,457	9.1
Other (Electrics, Pipelines, Railroads, etc.)	\$27,625,543	5.9	\$1,682,949,239	7.5
Minerals	\$2,093,153	0.4	\$10,591,190,346	47.1
Oil	\$867,616	0.2	\$4,904,119,422	21.8
Natural gas	\$712,077	0.2	\$2,510,868,128	11.2
Coal	\$0	0.0	\$2,530,834,432	11.3
Other minerals	\$513,460	0.1	\$645,368,364	2.9

	Sheridan	Percent	Wyoming	Percent
Total Property Taxes	\$32,611,339	(X)	\$1,456,810,556	(X)
Average Mill Levy	69.2	(X)	64.8	(X)

#### 4% SALES AND USE TAX COLLECTIONS<sup>10</sup>

Total	\$25,095,325	100.0	\$765,501,106	100.0
Agriculture, Forestry, Fishing, & Hunting	\$24,590	0.1	\$249,198	0.0
Mining, Quarrying, & Oil & Gas Extraction	\$73,185	0.3	\$113,476,301	14.8
Utilities	\$1,176,380	4.7	\$35,790,679	4.7
Construction	\$380,538	1.5	\$15,510,830	2.0
Manufacturing	\$381,788	1.5	\$23,674,823	3.1
Wholesale Trade	\$862,195	3.4	\$53,679,077	7.0
Retail Trade	\$13,224,816	52.7	\$280,905,853	36.7
Transportation & Warehousing	\$113,864	0.5	\$4,120,149	0.5
Information	\$655,376	2.6	\$13,868,140	1.8
Financial Activities (inc. auto, machinery, and equip. leasing)	\$517,037	2.1	\$34,296,240	4.5
Professional & Business Services	\$329,633	1.3	\$5,221,079	0.7
Educational & Health Services	\$17,027	0.1	\$453,835	0.1
Leisure & Hospitality	\$3,098,407	12.3	\$79,572,790	10.4
Other Services	\$918,605	3.7	\$32,366,001	4.2
Public Administration (reflects automobile sales)	\$3,321,882	13.2	\$72,316,111	9.4

#### LANDOWNERSHIP<sup>11</sup> (square miles)

Total Area	2,526.4	100.0	97,809.8	100.0
Private Lands	1,642.8	65.0	42,018.3	43.0
Conservation Easement	103.8	4.1	913.9	0.9
Federal Lands	688.4	27.2	46,587.5	47.6
Forest Service	608.9	24.1	14,397.1	14.7
BLM	79.5	3.1	27,333.0	27.9
National Park Service	0.0	0.0	3,641.0	3.7
Military	0.0	0.0	79.0	0.1
Other Federal	0.0	0.0	1,137.5	1.2
State Lands	194.9	7.7	6,034.2	6.2
State Trust Lands*	180.0	7.1	5,560.3	5.7
Other State	14.8	0.6	473.9	0.5
Tribal Lands	0.0	0.0	3,143.3	3.2
City, County, Other	0.4	0.0	26.5	0.0

\* Trust lands are held in trust for designated beneficiaries, principally public schools. Managers may lease and sell these lands for a diverse range of uses to generate revenues for the beneficiaries.

#### PUBLIC SCHOOL STATISTICS<sup>12</sup>

Number of School Districts	3	(X)	48	(X)
Number of Schools	20	(X)	347	(X)
Fall Enrollment	4,761	(X)	94,234	(X)
Composite ACT score (Grade 11) (2018-2019)	20.7	(X)	19.5	(X)
High School Graduates (4 year on time)	268	(X)	5,673	(X)
Graduation Rate	83.8%	(X)	82.3%	(X)
Average Daily Membership (ADM)	4,738	(X)	92,425	(X)
Certified Teachers	358	(X)	7,318	(X)
Certified Staff	68	(X)	1,493	(X)
Administration	38	(X)	755	(X)
Classified Staff	279	(X)	6,868	(X)
Students Transported Daily (2018-2019)	1,592	(X)	31,236	(X)
Total General Fund Revenues	\$72,561,872	(X)	\$1,536,792,425	(X)

	Sheridan	Percent	Wyoming	Percent
Total General Fund Expenditures	\$72,481,724	(X)	\$1,519,428,971	(X)
Operating Cost Per ADM	\$16,904	(X)	\$18,210	(X)
% of Students with Free or Reduced Lunch (2019-2020)	30.3%	(X)	35.3%	(X)

### CRIME<sup>13</sup>

Violent Crime	12	100.0	1,034	100.0
Murder	0	0.0	14	1.4
Forcible Rape	4	33.3	275	22.7
Robbery	0	0.0	62	4.3
Aggravated Assault	8	66.7	683	71.6
Property Crime	413	100.0	8,342	100.0
Burglary	82	19.9	1,215	14.5
Larceny-Theft	307	74.3	6,513	78.4
Motor Vehicle Theft	24	5.8	614	7.0

### TRANSPORTATION<sup>14</sup>

Number of Registered Vehicles	49,619	100.0	910,592	100.0
Passenger Cars	18,598	37.5	348,123	38.2
Trucks	13,887	28.0	262,019	28.8
Motorcycles	1,583	3.2	26,579	2.9
Trailers (including house trailers)	11,820	23.8	212,150	23.3
University of Wyoming Specialty Plates (cars & trucks)	407	0.8	6,113	0.7
Commercial Trucks & Trailers	723	1.5	22,151	2.4
Others	2,601	5.2	33,457	3.7
Road (miles)	998	100.0	30,091	100.0
Federal	103	10.3	5,743	19.1
State Highway	272	27.3	6,741	22.4
County Road	507	50.9	14,634	48.6
Local (City & Town)	114	11.4	2,477	8.2
Other	1	0.1	496	1.6
Per Capita Vehicle Miles Traveled (2018)	11,409	(X)	18,068	(X)
Mean travel time to work (minutes) <sup>2</sup>	15.3	(X)	17.9	(X)
Commercial Airport Passengers	16,853	(X)	1,346,849	(X)

### HEALTH CARE AND RISK FACTORS<sup>15</sup>

Licensed Hospitals	1	(X)	27	(X)
Bed Capacity	88	(X)	1,454	(X)
Licensed Nursing Care Facilities	3	(X)	36	(X)
Bed Capacity	278	(X)	2,945	(X)
Occupancy Rate	67.3%	(X)	78.3%	(X)
Medicaid Beneficiaries	3,644	12.0	75,330	13.0
Enrollment in State Children Health Insurance Program	244	3.8	3,222	2.4
Percent of Adults with BMI (weight in kg/height in meters squared) Larger Than 30 (2015-2019)	27.8%	(X)	29.7%	(X)
Percent of Adults who reported having 5 or more drinks on an occasion at least once in the past 30 days (2015-2019)	17.9%	(X)	17.7%	(X)
Percent of Adults who reported having smoked at least 100 cigarettes in their lifetime and are currently smoking (2015-2019)	19.0%	(X)	18.4%	(X)

## SOURCES:

- <sup>1</sup> U.S. Census Bureau, Population Division, 2019
- <sup>2</sup> U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates
- <sup>3</sup> U.S. Bureau of Economic Analysis, 2019
- <sup>4</sup> U.S. Census Bureau, Building Permits Survey, 2019
- <sup>5</sup> U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, 2019
- <sup>6</sup> Wyoming Department of Workforce Services and U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2019
- <sup>7</sup> U.S. Census Bureau, LEHD Origin-Destination Employment Statistics
- <sup>8</sup> U.S. Department of Agriculture and U.S. Bureau of Economic Analysis, 2019
- <sup>9</sup> Wyoming Department of Revenue, 2019
- <sup>10</sup> Wyoming Department of Revenue, Fiscal Year, 2020
- <sup>11</sup> U.S. Geological Survey, GAP Analysis Program, 2018
- <sup>12</sup> Wyoming Department of Education, 2019
- <sup>13</sup> Wyoming Attorney General's Office, 2019
- <sup>14</sup> Wyoming Department of Transportation, 2019
- <sup>15</sup> Wyoming Department of Health and Wyoming Department of Family Services, 2019

# SHERIDAN COUNTY SCHOOL DISTRICT INFORMATION

Vkhulgdq#rxqw|WfkrrdG lwulfw#4#

## Central Office

SR#Er{#4<#45:#Gd|wrq#wl#

Udqfkhvwhu#Z \#5;6<#

+63:,#880<874#

<http://www.sheridan.k12.wy.us/>#

Vkhulgdq#rxqw|WfkrrdG lwulfw#5#

534#Q 1#Frqgru#Wwl#133#

Vkhulgdq#Z \#5;34#

+63:,#70:738#

<http://www.scsd2.com/>#

Vkhulgdq#rxqw|WfkrrdG lwulfw#6#

SR#Er{#58#

Fndup rqw#Z \#5;68#

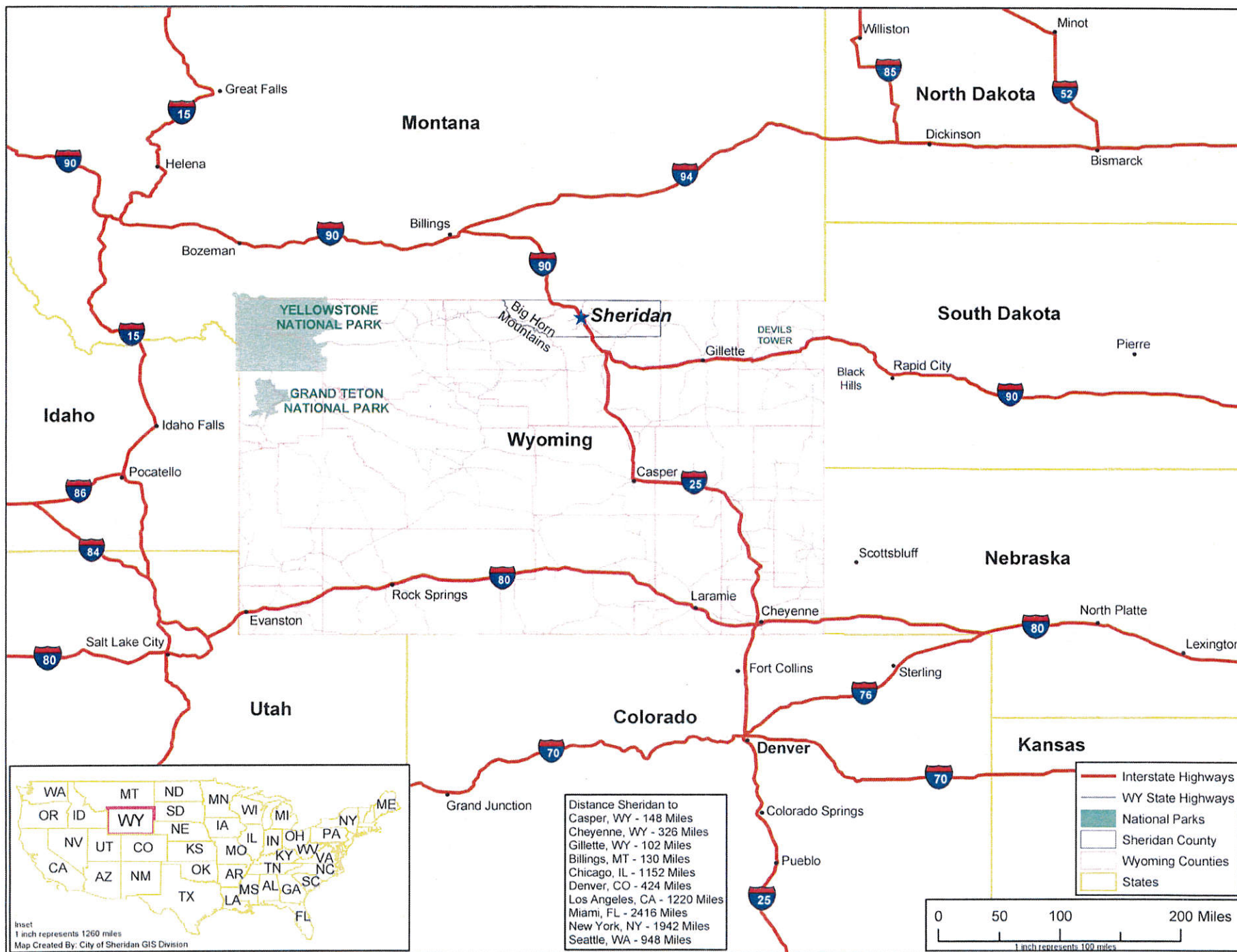
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<http://www.sheridan3.com/>#

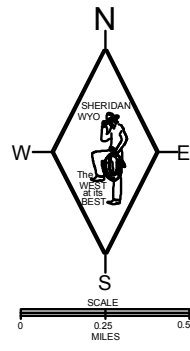
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# City of Sheridan Street Map



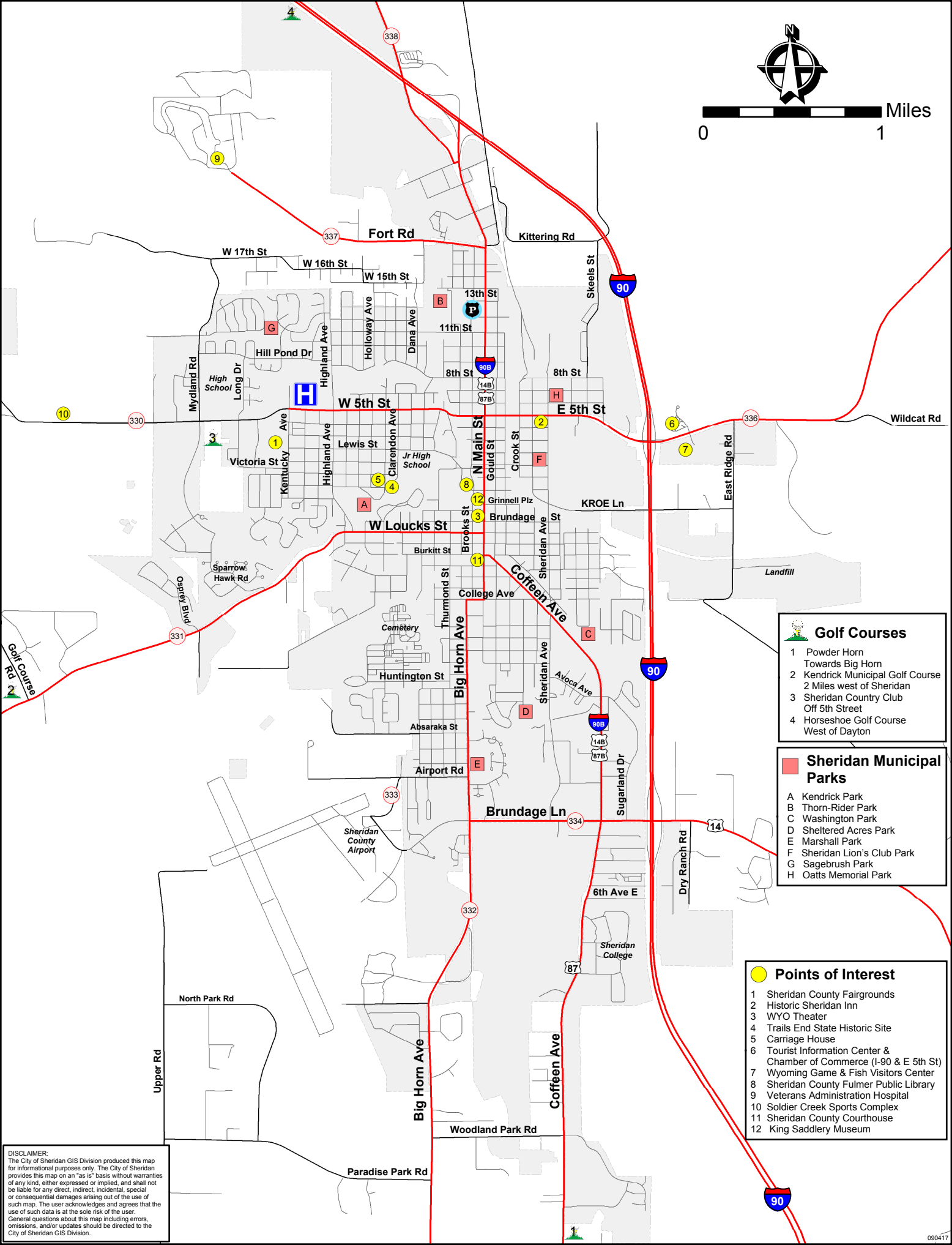
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PreDir	Name	Type	PostDir	Grid
	1ST	AVE	E	2300S
	1ST	AVE	W	2300S
E & W	1ST	ST		500N
	1ST WEST	PKWY		1500W
	2ND	AVE	E	2400S
E & W	2ND	ST		600N
	2ND WEST	PKWY		1600W
	3RD	AVE	E	2400S
E & W	3RD	ST		700N
	4TH	AVE	E	2400S
E & W	4TH	ST		800N
	5TH	AVE	E	2500S
E & W	5TH	ST		900N
	6TH	AVE	E	2600S
E & W	6TH	ST		1000N
E & W	7TH	ST		1100N
E & W	8TH	ST		1200N
E & W	9TH	ST		1300N
E & W	10TH	ST		1400N
E & W	11TH	ST		1500N
E & W	12TH	ST		1600N
E & W	13TH	ST		1700N
E & W	14TH	ST		1800N
W	15TH	ST		1900N
W	16TH	ST		1900N
E & W	17TH	ST		2000N
	A	ST		500N
	ABSARAKA	ST		1600S
	ADAIR	AVE		400W
	ADAM	ST		400W
	ADKINS	AVE		3900S
	ADKINS	LN		4000S
	ADKINS	PL		3800S
	ADKINS	ST		3700S
	AERO	LOOP		600W
	AIRFIELD	LN		2200S
	AIRPORT	RD		1900S
	AIRWAY	DR		700W
	AIRWAY	PL		700W
E & W	ALGER	AVE		300N
	ALLEN	AVE		10E
	ANDREW	LN		1800E
	ARAPAHOE	ST		1800S
	ARLINGTON	BLVD		300W
	ASH	AVE		1700W
	ASPEN	TRL		1700N
	ASPEN GROVE	DR		200W
	AVIATION	DR		600W
	AVOCA	AVE		1200S
	AVOCA	CT		600E
	AVOCA	PL		700E
	AVON	ST		800N
	B	ST		400N
N & S	BADGER	ST		700W
	BANNOCK	DR		2100S
	BARN OWL	CT		1900W
	BEAVER	ST		100N
	BECKTON	AVE		300S
	BELLEVUE	AVE		500W
	BENDER	LN		400E
	BERRY	AVE		1200W
	BIG GOOSE	RD		10N
	BIG HORN	AVE		100E
	BIG HORN	AVE	LOOP	100E
	BIRCH	AVE		1500W
	BIRCH	ST		700W
	BLUEBIRD	LN		300S
	BLUE SKY	CT		1300S
	BOBWHITE	CT		2100W
	BOWIE	RD		2300N
	BOWMAN	AVE		700W
	BROADWAY	ST		200E
	BROCK	AVE		1300S
N & S	BROOKS	ST		100W
	BRUCE MOUNTAIN	DR		10N
E & W	BRUNDAGE	LN		2200S
E & W	BRUNDAGE	ST		100N
	BRYANT	ST		400S
	BUNGALOW VILLAGE	LN		2100W
E & W	BURKITT	ST		200S
E & W	BURROWS	ST		800S
	BURTON	ST		900N
N & S	CANBY	ST		800E
	CANFIELD	ST		2800N
N & S	CARLIN	ST		700E
N & S	CARRINGTON	ST		900E
	CATTAIL	CT		1400W
	CEDAR	AVE		800W
	CENTENNIAL	LN		1300W
	CHAMPION	DR		200N
	CHAPEK	DR		1100W
	CHEYENNE	ST		1400S
	CINDY	CIR		1300W
	CIRCLE 3	DR		10E
	CLARENDON	AVE		600W
	CLEVELAND	AVE		100S
	COFFEEN	AVE		900E
E & W	COLLEGE	AVE		600S
	COLLEGE MEADOW	DR		3300S
	COLONIAL	DR		100E
	COLONY PARK	DR		10E
E & W	COLORADO	ST		1000S
	COMMERCIAL	LN		1500E
N & S	CONNOR	ST		300E
	COTTONWOOD	AVE		800W
	COTTONWOOD	CIR		1300W
	COUNTRY ESTATES	DR		2100E
	COVE	CT		1300N
	COVEY RUN	RD		2100W
	CREEKSIDE	LN		500E
	CRESCENT	DR		1100W
	CRESCENT	PL		1200W
	CROOK	ST		300E
	CRYSTAL CREEK	DR		4000S
N & S	CUSTER	ST		400E
	DANA	AVE		500W
	DAVIS	TEE		1700S
	DE SMET	AVE		500W
	DECKER	RD		300W
	DEER	ST		800W
	DELPHI	AVE		700W
	DEMPLE	ST		300W
S	DOME	DR		1900W
	DOUBLE EAGLE	DR		700N
E & W	DOW	ST		500N
	DRY RANCH	RD		1600E
	DUNNUCK	ST		1100N
	EAST RIDGE	RD		2000E
	EASTSIDE 2ND	ST		700N
	EASY	ST		800N
	EDGEWOOD	DR		1300E
	EDWARDS	CT		1800S
	EDWARDS	DR		100E
N & S	ELK	ST		800W
	ELM	AVE		1400W
	EMERSON	ST		300E

PreDir	Name	Type	PostDir	Grid
	EMORY	AVE		500W
	ERMINE	ST		800S
	EVERGREEN	PL		1100E
	EXETER	AVE		800W
	FAIRWAY	LN		600S
	FALCON RIDGE	CT		2400S
	FALCON RIDGE	DR		2300S
	FAWN	ST		1000W
	FEATHERBED	LN		100N
	FLEMING	BLVD		4700S
	FLORENCE	AVE		900W
	FOOTHILL	DR		4100S
	FORT	RD		2200N
	FOX	ST		1100W
	FRACKLETON	ST		300W
S	FRANK	ST		1000E
	GABRIELLE	CT		100S
	GAGE	PL		200N
	GILLETTE	ST		800S
	GLADSTONE	ST		100E
N & S	GOULD	ST		100E
	GREYSTONE	AVE		1000W
	GRIFFITH	AVE		600W
	GRINNELL	PLZ		200N
	HANGER	AVE		2500S
	HARRISON	ST		500S
E & W	HEALD	ST		700S
	HEARTLAND	DR		1500E
	HERBERT	ST		1200S
	HICKORY	AVE		1600w
	HIGBY	RD		10E
	HIGHLAND	AVE		1100W
	HILL	ST		1400S
	HILLCREST	CT		100N
	HILLCREST	DR		10N
	HILLCREST	PL		10S
	HILL POND	DR		1400N
	HOLLOWAY	AVE		800W
	HOLLY PONDS	DR		1300N
	HOLMES	AVE		1100W
	HOME RANCH	CIR		3500S
	HOME RANCH	LN		3800S
	HOME RANCH	PL		3800S
	HUNTINGTON	ST		1200S
	IDAHO	AVE		1200W
	ILLINOIS	ST		400E
	INDEPENDENT	LN		1400W
	INDUSTRIAL	DR		700E
	INDUSTRIAL	RD		800W
N & S	JACKSON	AVE		1300W
	JEFFERSON	ST		400W
	JOE	ST		900E
	JOHNSON	LN		700W
	JOY	ST		1300W
	JUNIPER	LN		200W
	KAILUA	PL		1700S
	KEENAN	AVE		400W
	KELLY	DR		1200S
	KENNEDY	ST		300W
	KENTUCKY	AVE		1400W
	KILBOURNE	ST		500S
	KING	ST		500S
	KINGFISHER	AVE		500S
	KITTERING	RD		2200N
	KONA	PL		1800S
E & W	KOOI	ST		2600N
	KRISTI	LN		2400S
	KROE	LN		200N
	KURTZ	DR		1400S
	LACLEDE	ST		600N
	LARCH	LN		200W
	LAUREL	CT		1600W
	LEOPARD	ST		700S
	LEWIS	ST		700N
	LIBERTY	CT		10W
	LILAC	CT		1500W
N & S	LINCOLN	DR		600E
	LINDEN	AVE		400W
	LITTLEHORN	DR		10N
	LONG	DR		1700W
E & W	LOUCKS	ST		10N
	LOWELL	ST		500S
	LUPINE	CT		1300N
	LYNX	ST		600S
N & S	MAIN	ST		10E
E & W	MANDEL	ST		400N
	MAPLE	AVE		1500W
	MARION	CT		800N
	MARION	PL		300W
	MARION	ST		200W
	MARTEN	ST		100S
	MARTIN	AVE		400W
	MASSEY	AVE		300W
	MCKENZIE	AVE		1300W
	MEADOWLARK	LN		300S
	MERIDIAN	ST		1100S
	MICHAEL	DR		1200N
	MINUTEMAN	CT		100E
E & W	MONTANA	ST		1100S
	MONTE VISTA	ST		400S
	MORRILL	ST		300N
	MOUNTAIN SHADOWS	BLVD		3600S
E	MOUNTAIN VIEW	DR		1400W
N	MOUNTAIN VIEW	DR		500N
S	MOUNTAIN VIEW	DR		200N
W	MOUNTAIN VIEW	DR		1700W
	MYDLAND	RD		2000W
	N B	AVE		900W
	NAVAJO	ST		1700S
E & W	NEBRASKA	ST		900S
	NIGHT HAWK	CT		1800W
	NORTH HEIGHTS	AVE		1400W
	NORTH HEIGHTS	CIR		1400N
	NORTH HEIGHTS	CT		1700N
	NORTH HEIGHTS	DR		1600N
	NORTH HEIGHTS	LN		1600N
	NORTH HEIGHTS	PL		1800N
	NORTH HEIGHTS	RD		1500N
	NORTH HEIGHTS	TER		1400W
	NORTH HEIGHTS	WAY		1100W
	NORTH PARK	RD		1600W
	ODELL	CT		700E
	OLIVE	ST		400S
	OLYMPUS	DR		1300S
	OMARR	AVE		600W
	OSPREY	BLVD		2100W
	PAINTBRUSH	DR		1400N
	PAPAGO	CT		500W
	PAPAGO	DR		500W
	PARK	CT		2000W
	PARK	DR		1300N
	PARK	PL		1900W
	PARK	ST		300S
	PARK 1ST	LN		1800W
	PARK 2ND	LN		1700W
	PARK 3RD	LN		1700W

PreDir	Name	Type	PostDir	Grid
	PARK 4TH	LN		1600W
	PARK CIRCLE	DR		1500N
	PARK SIDE	CT		1000N
	PARK VIEW	BLVD		3500S
	PARK VIEW	CT		1200N
	PARKER	AVE		600W
	PENO	RD		2400S
E & W	PERKINS	ST		400S
	PHEASANT DRAW	DR		10S
	PHEASANT	PL		1700W
	PIMA	DR		400W
	PINE	DR		1100E
	PIONEER	RD		400N
	PLATEAU	DR		1400S
	POND VIEW	CT		1700W
	PONDEROSA	DR		1100E
	POPLAR	TRL		700E
	QUAIL	CT		200S
	QUAIL RIDGE	DR		1200N
	RICE	AVE		1300S
	RIDGEWAY	AVE		400W
	RIVERSIDE	ST		1900S
	ROBIN	LN		2200E
	ROSEWOOD	CT		4600S
	SABERTON	AVE		600W
	SAGEBRUSH	DR		1400N
	SCHILLER	ST		800W
	SCOTT	CIR		1600W
	SCOTT	DR		1600W
	SCOTT	PL		1500W
N & S	SCOTT	ST		200E
	SCRUTCHFIELD	LN		1500E
E & W	SEYMOUR	ST		2400N
	SHADOW RIDGE	BLVD		3400S
	SHELLEY	LN		700W
	SHERI	LN		1400S
N & S	SHERIDAN	AVE		500E
	SHERMAN	AVE		600W
	SHORT	RD		3400S
	SHOSHONE	ST		1500S
	SIBLEY	CIR		1100E
	SIOUX	ST		1300S
	SKEELS	ST		700E
S	SKINNER	ST		1100E
	SKYLINE	DR		2000E
	SMITH	ST		200N
	SOLDIER CREEK	RD		1200N
	SPARROW HAWK	RD		400S
	SPAULDING	ST		200E
	STADIUM	DR		1400N
	STEFFEN	CT		10E
	STEVENS	AVE		100W
	STONEGATE	DR		100N
	STORY	AVE		600W
	SUGAR	LN		1700S
	SUGAR VIEW	DR		1100E
	SUGARLAND	DR		1200W
	SUMMIT	CT		400S
	SUMMIT	DR		400S
	SUMNER	ST		200E
	SWAN	ST		600W
	TAYLOR	AVE		900W
	TERRA	AVE		600E
	THOMAS	DR		600W
S	THURMOND	AVE		300W
N & S	THURMOND	ST		300W
E	TIMBERLINE	DR		1200E
N	TIMBERLINE	DR		600S
S	TIMBERLINE	DR		900S
W	TIMBERLINE	DR		1100E
	TOWN HOUSE	PL		1000E
S	TSCHIRGI	ST		200W
	TURNER	LN		1600S
	VAL VISTA	ST		100W
N & S	VALE	AVE		1000W
	VALLEY VIEW	DR		2300E
	VICTORIA	ST		500N
	WALNUT	AVE		1200W
	WARREN	AVE		200W
	WASHINGTON	AVE		1200E
N & S	WATER	ST		600E
	WEeping BIRCH	CT		2300S
	WEeping WILLOW	CT		200W
E & W	WENZELL	ST		2300N
	WERCO	AVE		2100S
	WESCO	CT		1400E
	WEST RIDGE	LN		2600S
	WESTVIEW	DR		2000W
	WETLANDS	DR		500E
E & W	WHITNEY	ST		300S
	WHITTIER	ST		200E
	WILLOW	AVE		1100W
	WOODLAND PARK	RD		4200S
	WOODWIND	DR		4600S
	WOODWORTH	ST		300N
E & W	WORKS	ST		100S
	WYOMING	AVE		400E
	YONKEE	AVE		1000W
	YORK	CIR		1100S
	ZUNI	DR		600W





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