

Existing Economic Condition Sheridan County

INTRODUCTION..... 120
PROCEDURES..... 120
POPULATION..... 120
EMPLOYMENT..... 127
ECONOMIC DIVERSIFICATION 135
PERSONAL INCOME..... 137
COUNTY GOVERNMENT REVENUE 146
HOUSING 154

INTRODUCTION

The following is a discussion of the demographic and economic trends for Sheridan County, Wyoming during the past 30 years. This information has been developed as a part of the background information for the Bighorn National Forest planning process currently being conducted by the U.S. Forest Service. The report is intended to provide insight into the structure and trends of the Sheridan County economy.

PROCEDURES

The analysis considers five standard regional measures including: 1) Population, 2) Employment, 3) Diversification, 4) Personal income, and 5) County government revenue. Information on population was obtained from the U.S. Bureau of Census and the U.S. Department of Commerce’s Regional Information System (REIS). Information on employment, personal income, and diversification were also developed from the REIS database. Information on county government revenue was obtained from various state and federal reports. All dollar amounts were adjusted for inflation.

To put the information for Sheridan County into perspective it is compared to similar measures for other regions of the country. In some cases these comparison involve the use of location quotients (LQ). In this report, a LQ is simply the percent of an economic activity at the county level divided by the percent of that economic activity at the state or national level. A LQ greater than one indicates that the county economy is specialized in the economic activity. A LQ of one or less indicates that the county economy is not specialized in the economic activity. LQ’s are also a rough indicator of the economic base of the county’s economy. A LQ of greater than one suggests that the county economy is more than self-sufficient in the production of the good or service and as a result exports some of the production. A LQ of one or less suggests that the county economy consumes all of its production of the good or service locally and does not produce any for export.

POPULATION

Population is an important measure because the ability to attract and retain people to live, work, play, and retire is key to the long-term viability of the region. Figure 1 shows

population growth for the county from 1970 to 1999. The figure highlights two important aspects of population growth in the county. One is growth – in 1999 there were over 40 percent more people in the county than there were in 1970. The second aspect is the variability of population growth in the county. From 1970 through 1984 the population in the county increased at a 3.0 percent per year rate. However, it then fell by -2.2 percent per year from 1984 and 1990. Since 1990, the county’s population has been growing by 0.7 percent per year. Much of this instability in the 1970’s and 1980’s can be attributed to the cyclical nature of the mineral industry in the region.

Figure 1. Sheridan County Population, 1970-1999

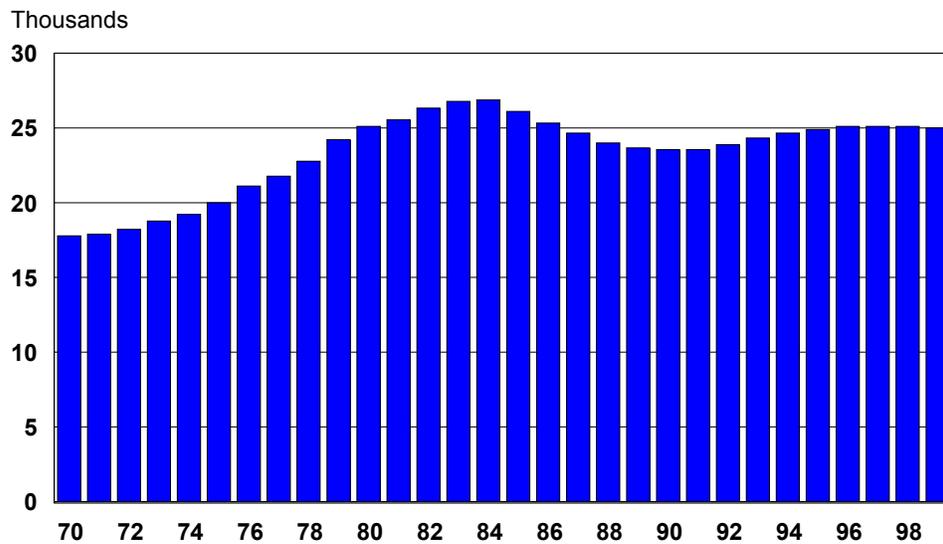
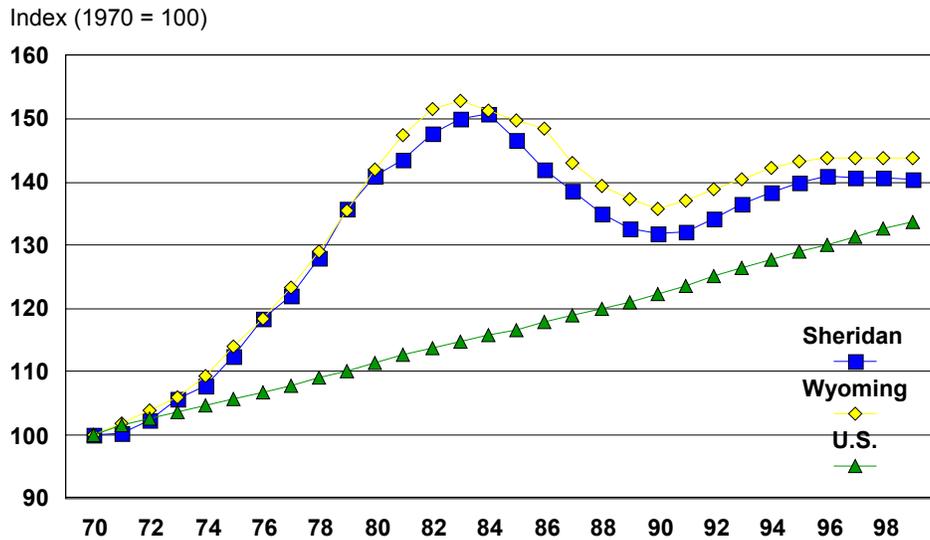


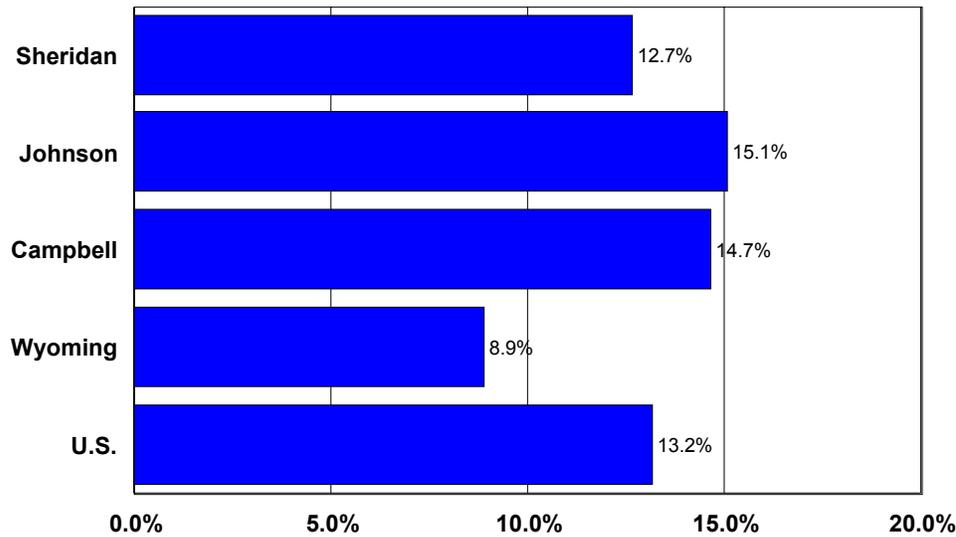
Figure 2 illustrates the variability of population growth in the county and Wyoming relative to the U.S. Between 1970 and 1999, the U.S. population grew at a stable rate of 1.0 percent per year. Despite the instability, total population growth in the county exceeded that for the U.S. by nearly 5 percent between 1970 and 1999.

Figure 2. Comparison of Population Change 1970-1999



The latest Bureau of Census data indicates that the population of the county had increased by nearly 13 percent between 1990 and 2000 (Figure 3). This is somewhat lower than the population increases for the neighboring counties of Johnson and Campbell, but substantially higher than that for Wyoming, statewide. This growth rate was also comparable to that for the U.S.

Figure 3. Population Growth 1990-2000



Population growth comes from one of two sources. One source is natural increase, which occurs when there are more births than deaths among residents. The second source is net in-migration, which occurs when more people move into a region than move out. For the county, almost all the population growth between 1990 and 2000 was from in-migration (94.6%) rather than nature increase (5.4%) – Table 4. While this is comparable to Johnson County, which actually lost population from natural increases between 1990 and 2000, it is substantially different from Campbell County or Wyoming, statewide, where the majority of population growth was from natural increase.

Figure 4. Sources of Population Growth 1990-2000

	Natural Increase	Net In-migration
Sheridan	5.4%	94.6%
Johnson	-7.7%	107.7%
Campbell	79.0%	21.0%
Wyoming	74.0%	26.0%

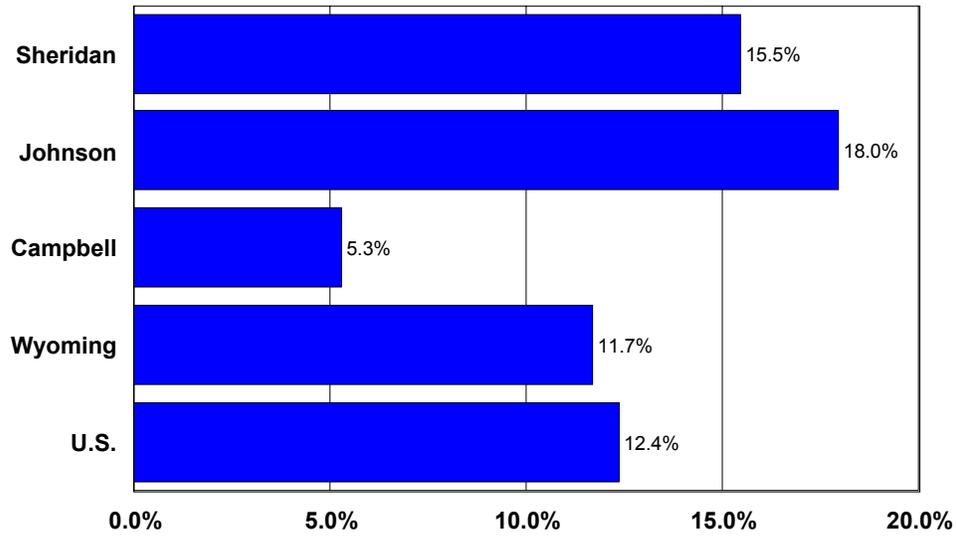
Spatial location is another important aspect of population growth. Between 1990 and 2000 nearly one-third of the population growth in the county occurred in rural areas outside of incorporated areas with the other two-thirds inside incorporated areas (Figure 5). Again this was comparable to Johnson County, but significant different than Campbell or Wyoming, statewide where over 50 percent of the growth was outside incorporated areas. Part of the explanation for this difference may be higher land prices in rural areas of the Sheridan and Johnson Counties relative to the rest of Wyoming.

Figure 5. Location of Population Growth 1990-2000

	Nonincorporated	Incorporated
Sheridan	32.0%	68.0%
Johnson	36.5%	63.5%
Campbell	51.0%	49.0%
Wyoming	55.2%	44.8%

A final aspect of population considered in the analysis was the age of the population. As show in Figure 6, over 15 percent of the county’s population was 65 years of age or older in 2000. While this is somewhat lower than Johnson County, it is substantially higher than Campbell County, Wyoming, or the U.S.

Figure 6. Percent of Population 65 or Older, 2000

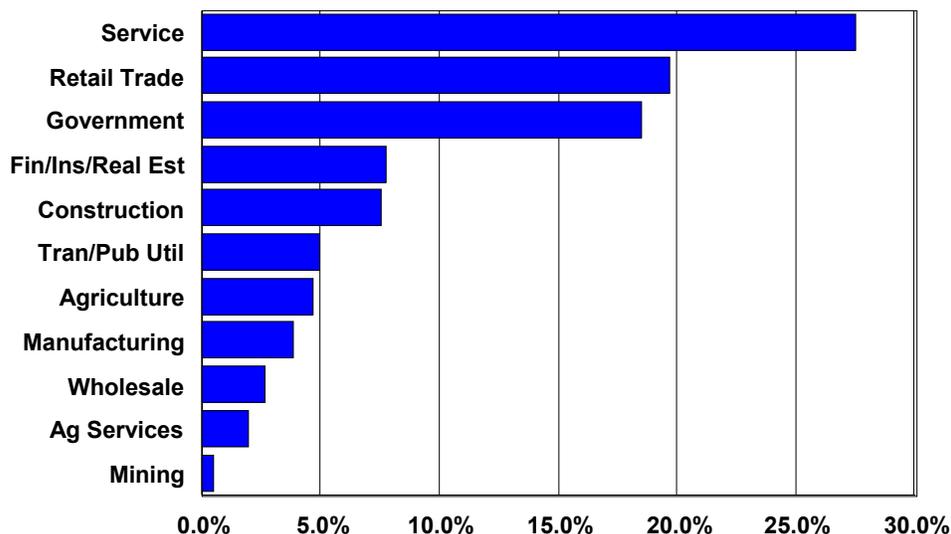


EMPLOYMENT

Employment is an important measure because one of the major functions of a region’s economy is to provide jobs for residents. Employment growth is closely associated with population growth because people are both producers and consumers. As a result, employment growth is both a cause and affect of population growth.

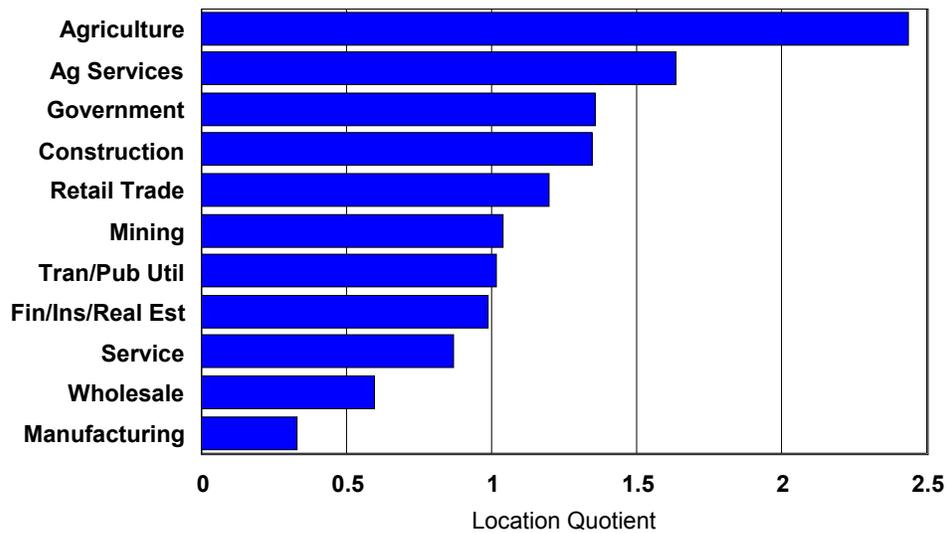
Figure 7 illustrates the distribution of employment in the county for 1999. County employment was concentrated in three sectors with largest being service (27.5%). Following service were retail trade (19.7%) and government (18.5%). These three sectors represented nearly two-thirds of total employment in the county.

Figure 7. Employment by Sector in Sheridan County, 1999



Compared to the U.S. economy, county employment is specialized in five sectors. The location quotients in Figure 8 indicated that county employment in agriculture is more than 2.4 times the national average. Other sectors significantly above the national average include ag services (1.64 times), government (1.36 times), construction (1.35 times), and retail trade (1.20 times). Government employment is particularly specialized in terms of Federal civilian employment, which was 2.2 times the national average.

Figure 8. Sheridan Employment Compared to U.S., 1999



Employment in the county followed a growth pattern similar to that for population (Figure 9). In terms of growth there were almost twice as many jobs in the county in 1999 as there were in 1970. However, the growth rate was variable ranging from 3.7 percent per year from 1970 through 1983 to -3.8 percent per year between 1983 and 1986. County employment increased at a rate of 2.8 percent per year between 1986 and 1994, but the rate decreased to 1.4 percent from 1994 through 1999.

Figure 9. Total Employment in Sheridan County, 1970-99

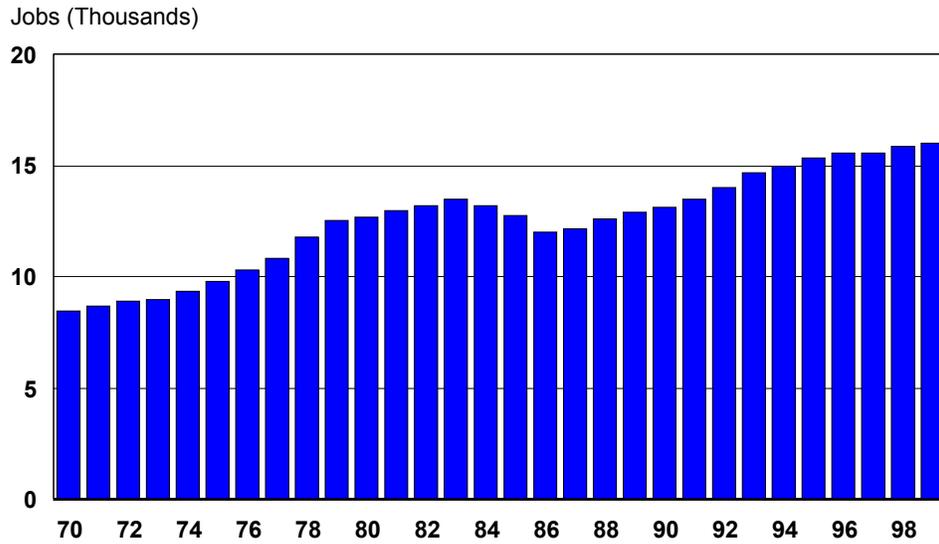
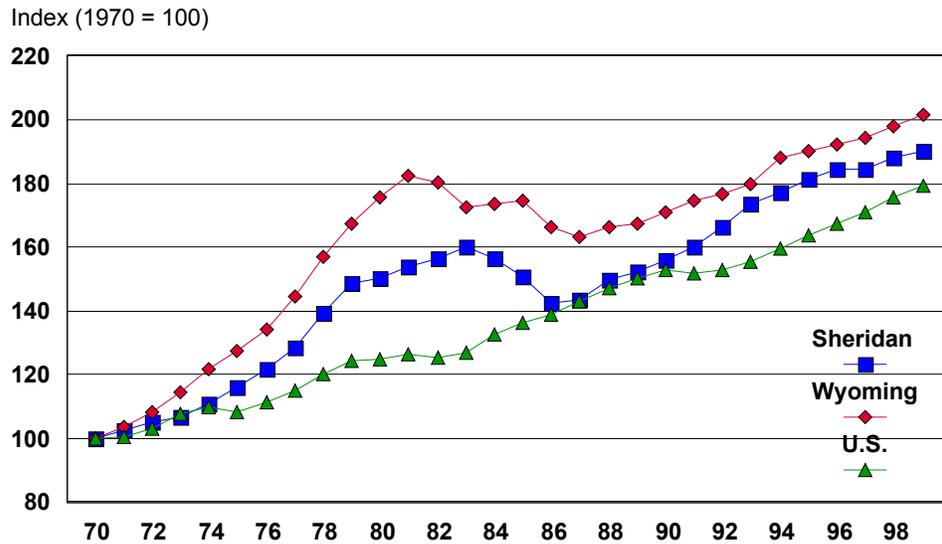


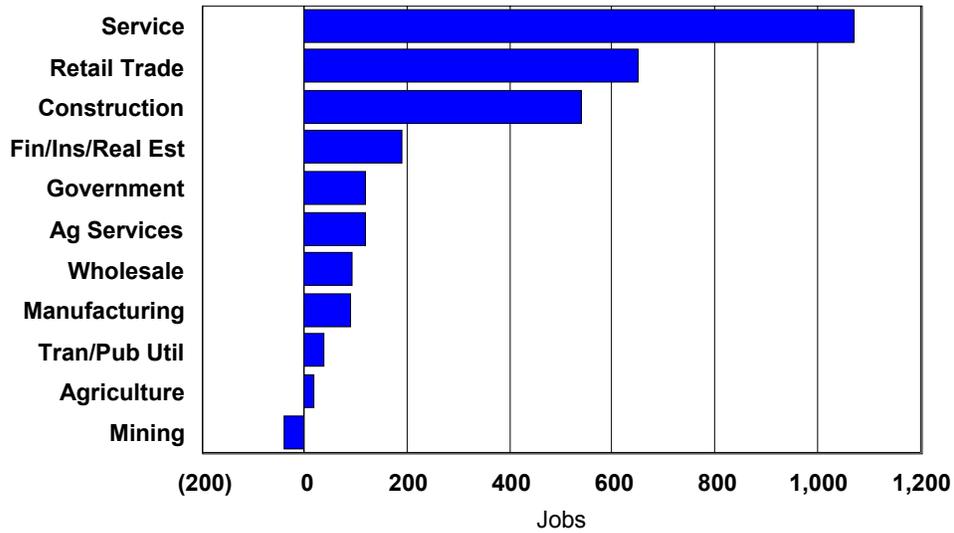
Figure 10 compares employment growth in the county with that for Wyoming and the U.S. The figure indicates that employment growth in the county has tended to be somewhat higher than at the national level, but lower than the Wyoming level. Employment was also less stable for the county than at the national level. Despite the instability, overall employment growth in the county exceeded that for the U.S. by nearly 6 percent between 1970 and 1999.

Figure 10. Comparison of Employment Growth, 1970-99



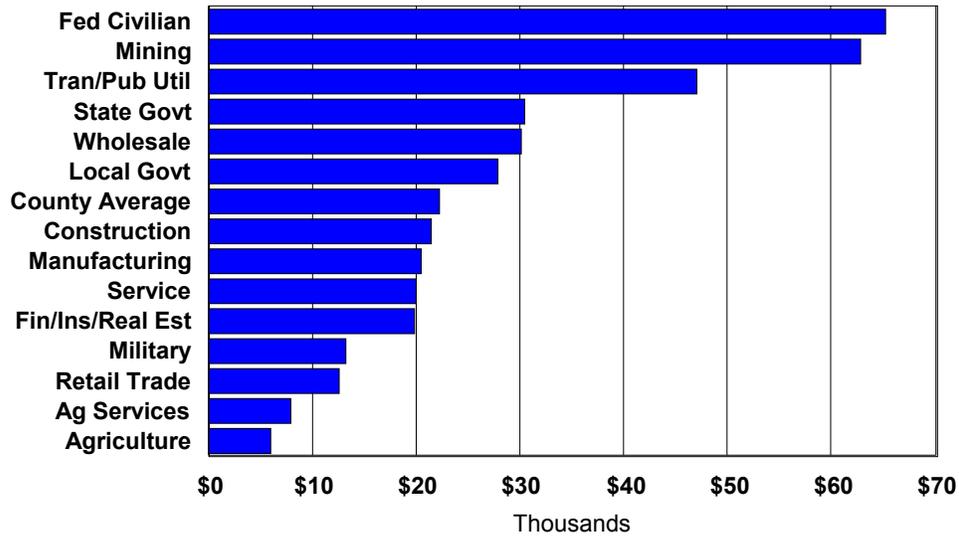
Employment in the county increased by nearly 2,900 jobs between 1990 and 1999 (Figure 11). The service sector accounted for nearly 40 percent of this growth, followed by retail trade (22.6%) and construction (18.7%). These three sectors accounted for nearly 80 percent of the employment growth between 1990 and 1999. The mining sector lost employment between 1990 and 1999 (-41 jobs). However, recent increases in coalbed methane activity in the county may have reversed this trend. Federal civilian employment also decreased between 1990 and 1999 (-103 jobs). The fastest growing individual sectors were construction (78.4%) and agricultural services (56.7%).

Figure 11. Changes in Sheridan County Employment by Sector, 1990 to 1999



Average earnings per job ranged from more than \$65,000 for Federal civilian employment to slightly more than \$6,000 for agriculture (Figure 12). The county average in 1999 was \$22,368. Excluding agricultural proprietors, averaging earnings per job for hired agricultural labor was \$22,146. This amount includes benefits such as housing provided by the ranch operator. The three sectors with the highest average earnings per job were federal civilian (\$65,198), mining (\$62,763), and transportation/public utilities (\$46,989).

Figure 12. Average Earnings Per Job by Sector for Sheridan County, 1999



After peaking at \$30,773 in 1979, real (inflation adjusted) average earnings per job had declined by more than 30 percent in 1999 to \$21,339 (Figure 13). This decline reflects the increase in service and retail trade sector jobs that tend to be lower paying and the decrease in mining and Federal civilian jobs that tend to be higher paying in recent years.

**Figure 13. Average Earnings Per Job for Sheridan, 1970-99
(Adjusted for Inflation)**

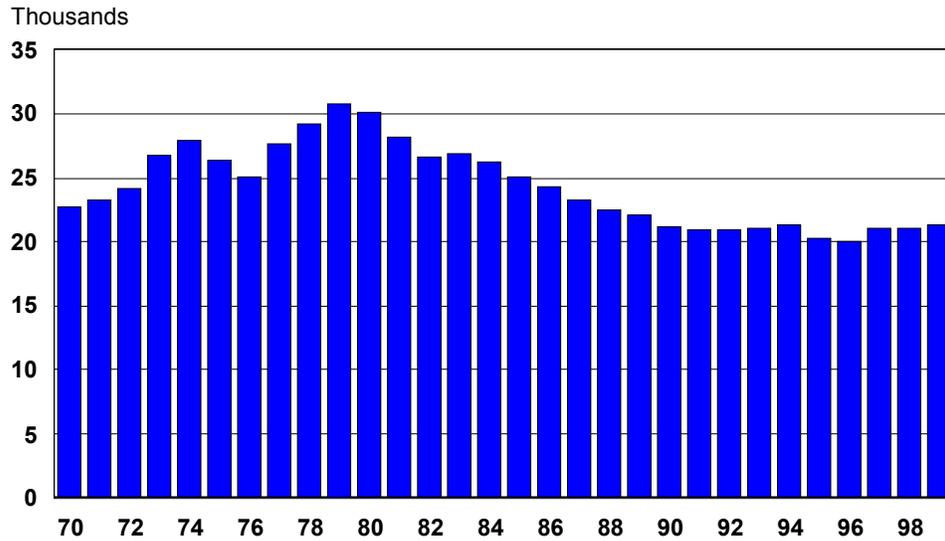
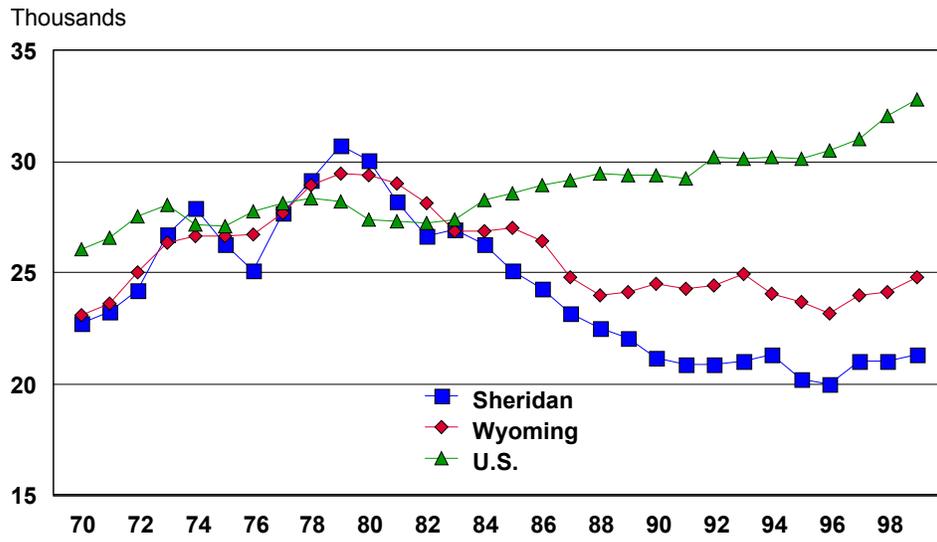


Figure 14 indicates that after being fairly comparable to Wyoming and the U.S. prior to 1984, county average earnings per job have lagged behind both Wyoming and the U.S. In 1999, county average earnings per job were 14 below the Wyoming average and 35 percent below the U.S. average. Figure 14 indicates that this gap appears to be widening over time for both Wyoming and the county, but that the county gap is growing faster.

**Figure 14. Average Earnings Per Job, 1970-99
(Adjusted for Inflation)**



ECONOMIC DIVERSIFICATION

Economic diversity is seen as a measure of the county's ability to respond to economic change. "Conventional wisdom" has held that more diverse economies are inherently more stable since they are better able to deal with external economic fluctuations since they are less dependent on any one industry for their economic prosperity. Similarly, it is felt that less diverse economies are less stable since they are not as able to deal with external economic fluctuations since they are more dependent on one or more industries for their economic prosperity. In a sense economic diversity is seen as a measure of a county's resiliency to economic change.

In this analysis economic diversity is measured by comparing the absolute differences in the distribution of the county's employment with that for the U.S. These differences were then summed, subtracted from one, and multiplied by 100 to develop a diversification index. An index of 100 indicates that a county's economy is as diversified as the U.S. economy. An index of less than 100 indicates that a county's economy is less diversified than the U.S. economy. For this analysis a diversity indices were calculate for 1970, 1980, 1990, and 1999 to look at the trend in diversity over time. To put the county's index in perspective it is compared to similar indices for Wyoming and the Rocky Mountain Regions.

Figure 15 shows that the economic diversity index for the county was 72.3 in 1999. This was nearly 20 percent less than the index for the Rocky Mountain region (89.0), but nearly eight percent higher than the index for Wyoming. This suggests that the county economy is relatively more diverse than the state's. Figure 16 indicates that historically the county's diversification index has been higher than Wyoming's. The county's diversification index has also been increasing over time. Between 1970 and 1990 the county's index increased by nearly 22 percent, more than twice the increase for Wyoming. From 1990 to 1999 the county's index increased by 2.3 percent.

Figure 15. Economic Diversification Index, 1999

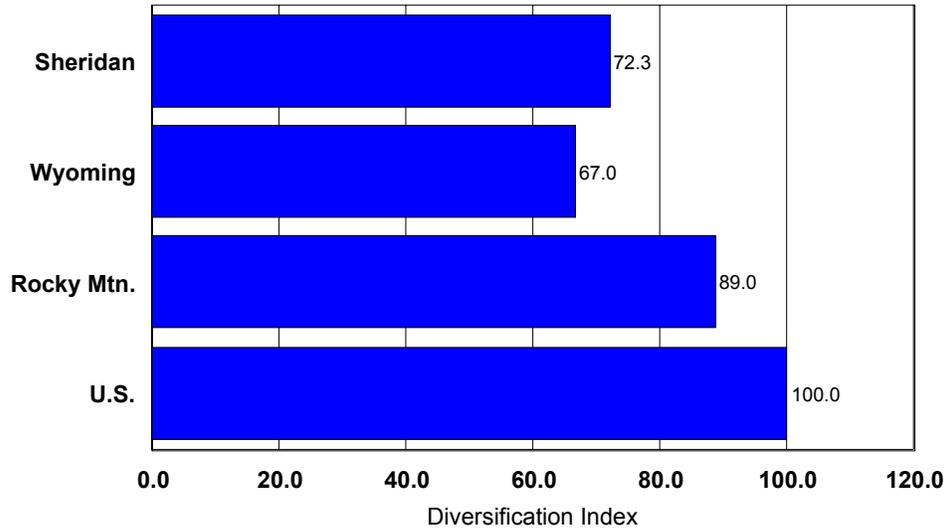
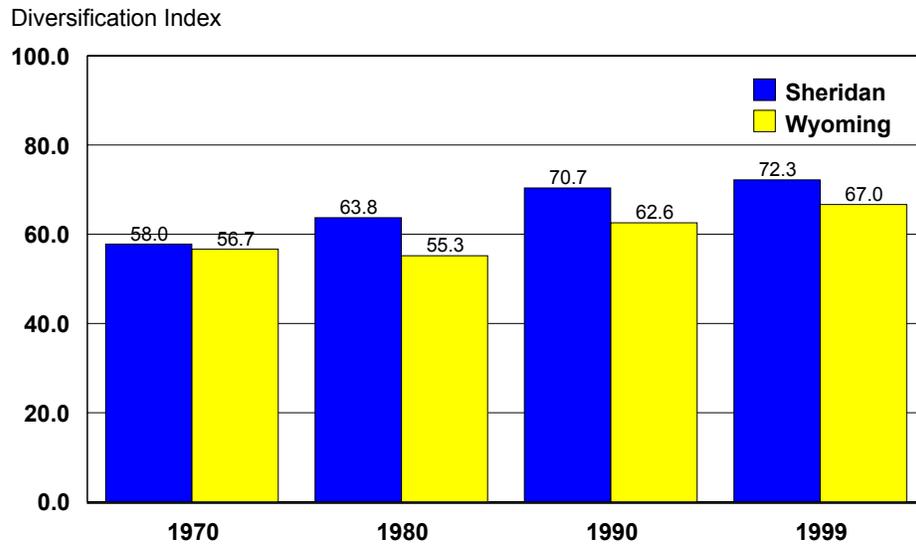


Figure 16. Sheridan County Economic Diversification Index, 1970, 1980, 1990, & 1999

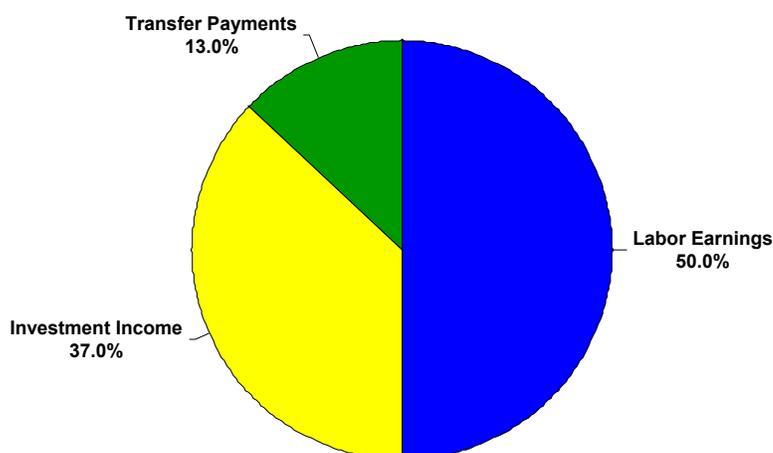


PERSONAL INCOME

Personal income is an important regional measure because it represents the dollars that residents live on. The U.S. Department of Commerce divides sources of personal income into three major categories: 1) Labor earnings which represent wages, salaries, and proprietor (self-employed) income, 2) Investment income which represents property income including dividends, interest, and rents, and 3) Transfer payment which are primarily government payments to individuals such as Social Security, Medicare, and Medicaid. The following is a summary of personal income in Sheridan County.

Figure 17 illustrates the sources of personal income for the county in 1999. Labor earnings were the largest source accounting for one-half of county personal income. Following labor earnings were investment income (37.0%) and transfer payments (13.0%). If investment income and transfer payments are combined it indicates that one-half of local personal income is not dependent on economic activity in the county.

Figure 17. Source of Personal Income for Sheridan County, 1999



The sources of personal income for the county were very different than either Wyoming or the U.S (Figure 18). While 50 percent of county personal income was from labor earnings, Wyoming received over 60 percent and the U.S. received nearly 70 percent from labor earnings. While 37 percent of county personal income was from investment income, Wyoming received only 25 percent and the U.S. received only slightly more than 18 percent from investment income. This suggests a high proportion of county residents who are dependent on outside sources of income for their livelihood.

Figure 18. Comparison of Source of Personal Income, 1999

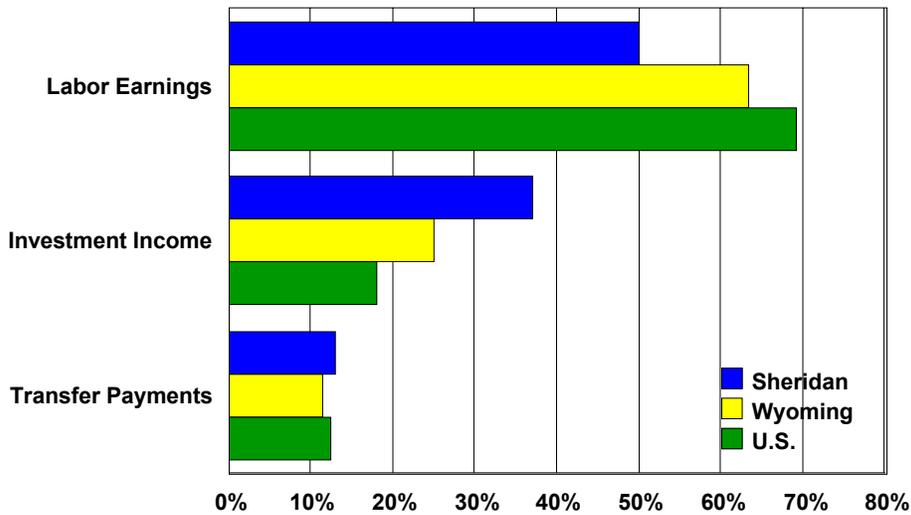
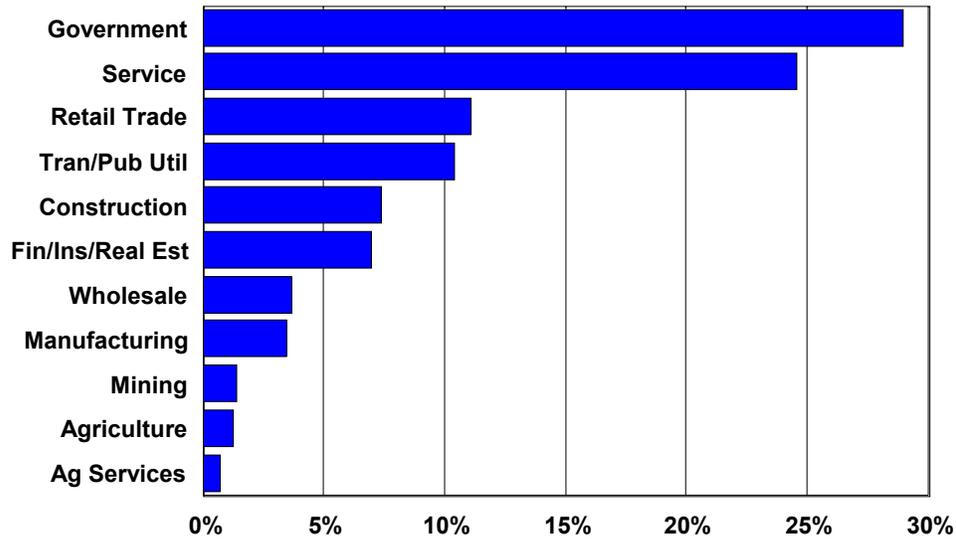


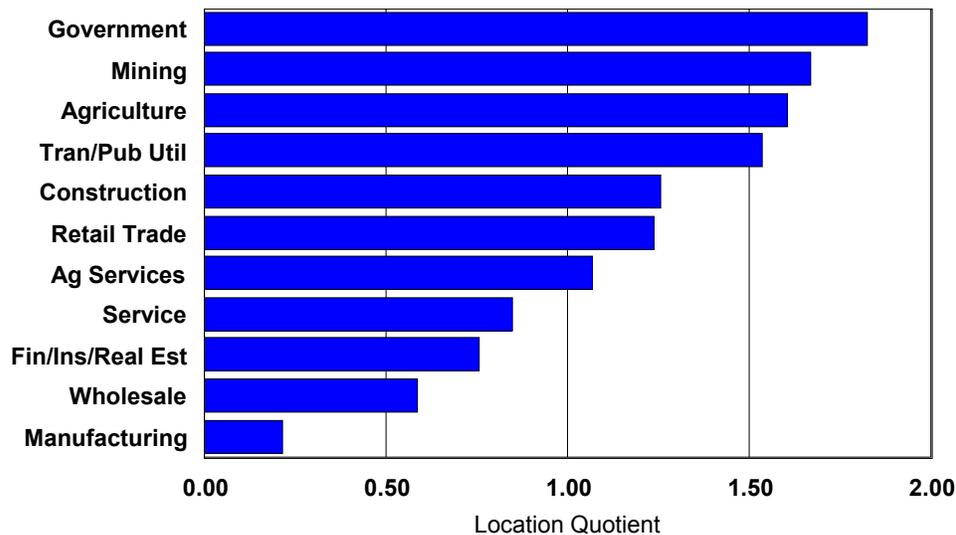
Figure 19 illustrates the distribution of labor earnings for the county in 1999. County labor earnings were concentrated in two sectors with the largest being government (29.0%), followed by service (19.3%). These two sectors represented over 53 percent of total labor earnings in the county.

Figure 19. Labor Earnings by Sector for Sheridan County, 1999



Compared to the U.S. economy, county labor earnings are specialized in six sectors. The location quotients in Figure 20 indicate that county earnings in government were 1.8 times the national average. Other sectors significantly above the national average include mining (1.67 times), agriculture (1.61 times), transportation and public utilities (1.54 times), construction (1.26 times), and retail trade (1.24 times). Government earnings were particularly specialized in Federal civilian earnings, which were 3.4 times the national average.

Figure 20. Sheridan County Labor Earnings Compared to U.S., 1999



Total personal income in the county followed a growth pattern similar to that for population and employment (Figure 21). In terms of growth, county real total personal income (adjusted for inflation) was 2.4 times greater in 1999 than it was in 1970. However, the growth rate was variable ranging from 7.2 percent per year from 1970 through 1980 to -1.9 percent per year between 1980 and 1987. Since 1987 county personal income has been increasing at a rate of 2.6 percent per year.

**Figure 21. Total Personal Income for Sheridan County, 1970-99
(Adjusted for Inflation)**

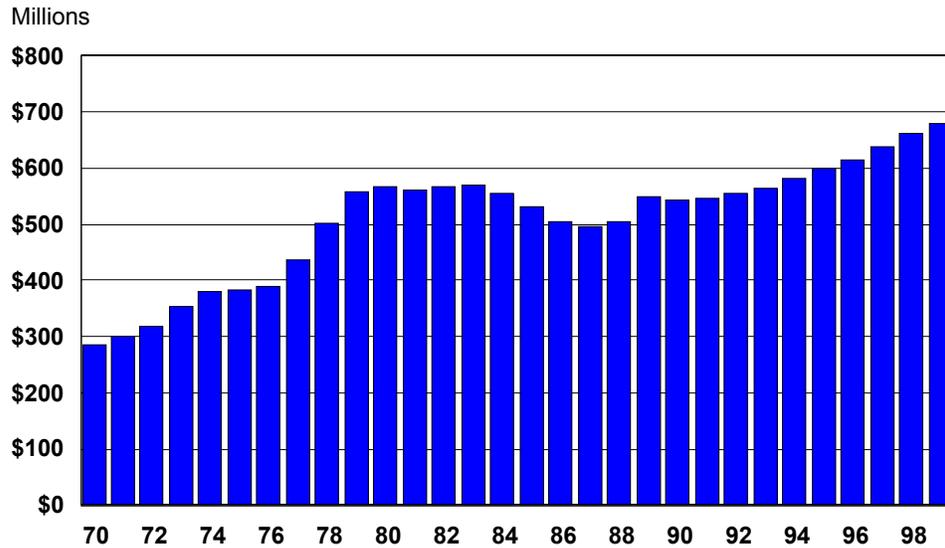
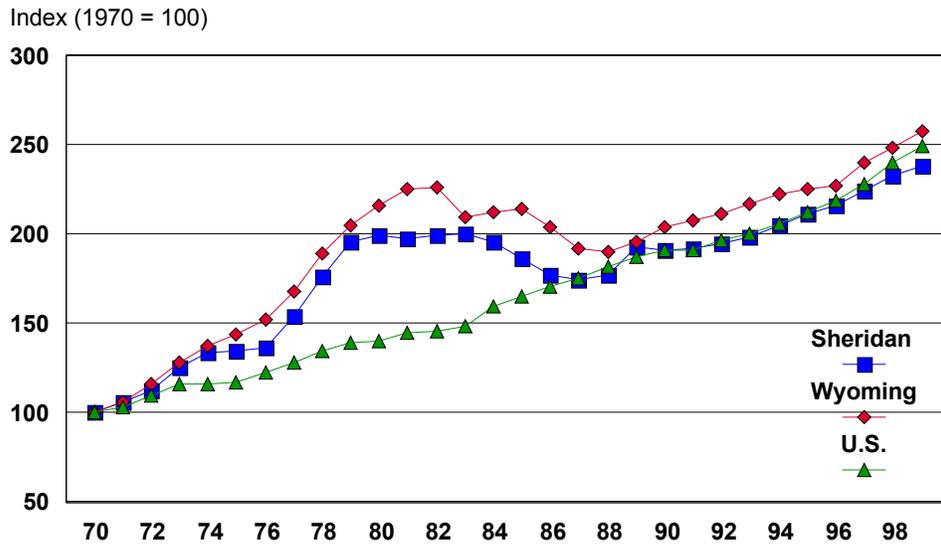


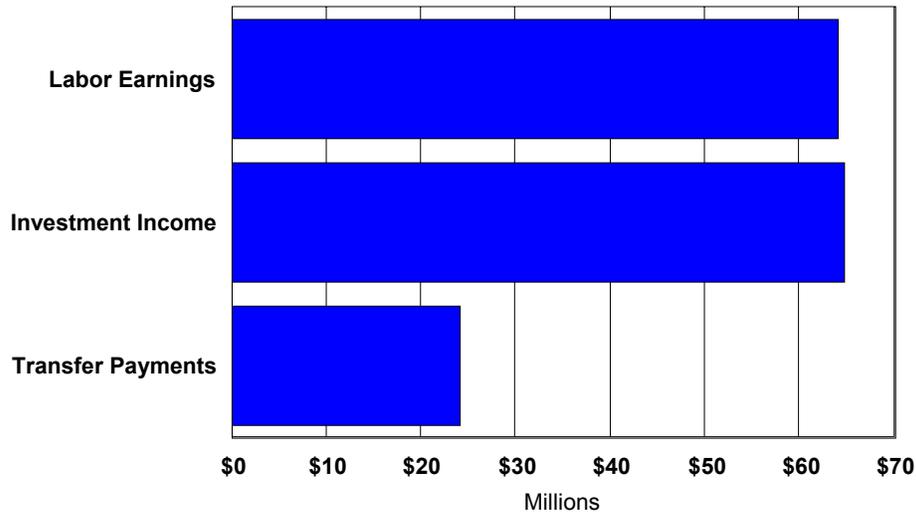
Figure 22 compares personal income growth in the county with that for Wyoming and the U.S. The figure indicates that income growth in the county was higher than the U.S., but somewhat lower than Wyoming up until 1987. Since 1987 county income growth has been fairly comparable to the U.S. Overall, income growth in the county was about 4 percent less than the U.S. and about 8 percent less than Wyoming between 1970 and 1999.

**Figure 22. Comparison of Personal Income Growth, 1970-99
(Adjusted for Inflation)**



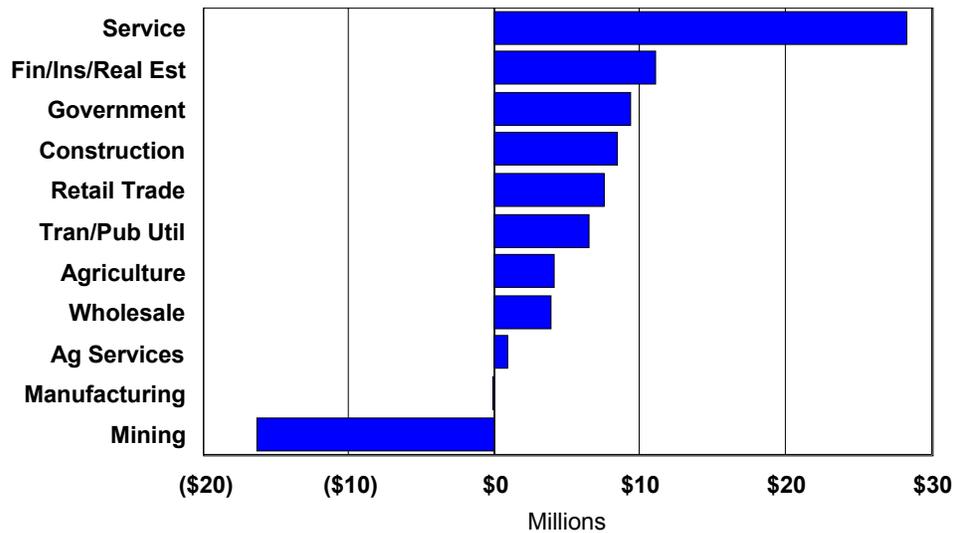
Total real personal income in the county increased by more than \$153 million between 1990 and 1999. Investment income and labor earnings each accounted for 42 percent of this increase, with transfer payments representing 16 percent of the increase (Figure 23). The fastest growing source of personal income was transfer payments (37.5%), followed by investment income (34.4%), and labor earnings (23.0%).

Figure 23. Change in Sheridan County Income by Source, 1990 to 1999 (Adjusted for Inflation)



In terms of labor earnings, service sector earnings, which increased by more than \$28 million, accounted for more than 44 percent of the increase between 1990 and 2000 (Figure 24). At the other extreme, mining earnings decline by more than \$16 million between 1990 and 2000. The fastest growing individual sector was agriculture, which increased from \$190,000 in 1990 to \$4.4 million in 1999.

Figure 24. Changes in Sheridan County Labor Earnings by Sector, 1990 to 1999 (Adjusted for Inflation)



Real per capita income for the county increased by nearly 70 percent from \$15,921 in 1970 to \$27,046 in 1999 (Figure 25). Between 1979 and 1986 county per capita income declined by almost 14 percent. However, since 1986 per capita income has been steadily increasing.

Figure 25. Per Capita Income for Sheridan County, 1970-99 (Adjusted for Inflation)

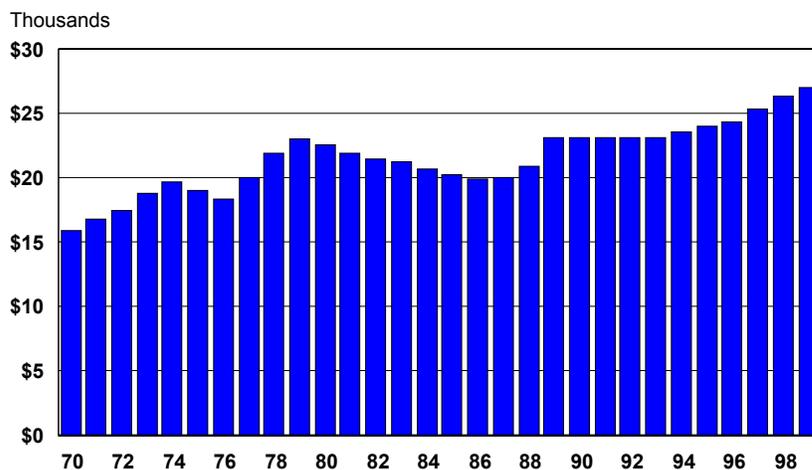
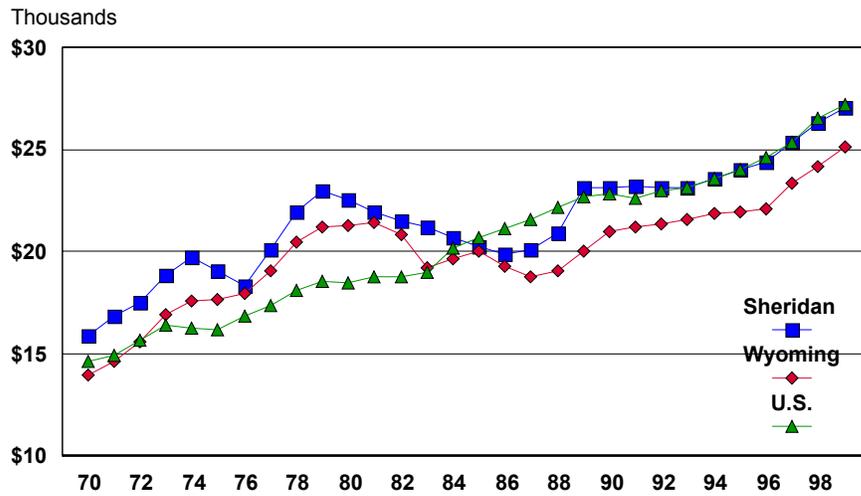


Figure 26 indicates that from 1970 to 1986, county per capita income tended to be higher than the U.S. and Wyoming. However, since 1990 county per capita income has tended to be comparable with the U.S. and higher than Wyoming. In 1999 county per capita income was 7 percent higher than Wyoming and 99 percent of the U.S. average.

**Figure 26. Comparison of Per Capita Income, 1970-99
(Adjusted for Inflation)**

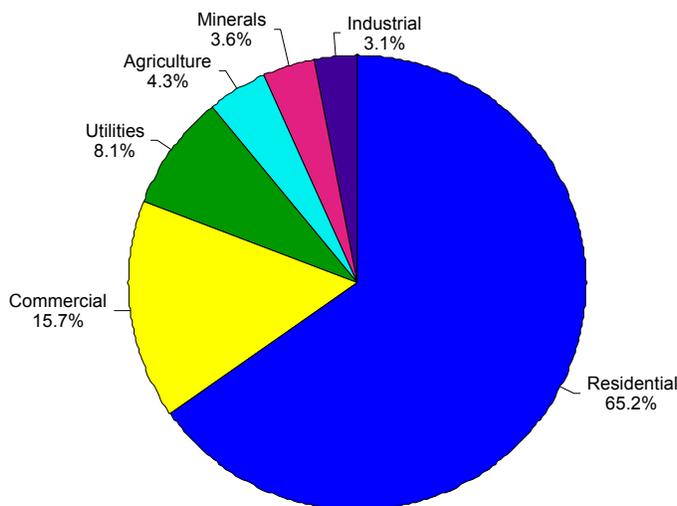


COUNTY GOVERNMENT REVENUE

Another important aspect of the county's economy is the fiscal capacity of county government. This is important because it determines the ability of the county to provide public services and maintain public infrastructure. Two aspects of county government finances are considered in the report: 1) Assessed valuation and 2) Federal land payments.

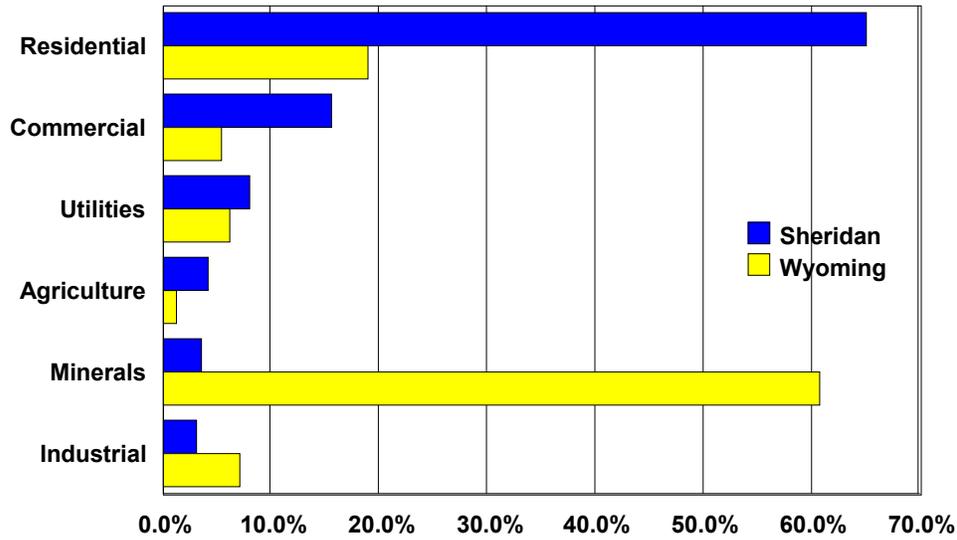
In 2001 the total assessed valuation for the county was \$170.2 million. Figure 27 shows that residential property was the largest source of assessed valuation for the county in 2001 (65.2%). Following residential property was commercial property (15.7%), and Utilities (8.1%). These three categories represent nearly 90 percent of the total assessed valuation for the county.

Figure 27. Sheridan County Assessed Valuation, 2001



The sources of the county's assessed valuation are substantially different from Wyoming, statewide (Figure 28). While residential property accounted for more than 65 percent of the county's total assessed valuation it represented less than 20 percent of the state's total assessed valuation. Conversely, while minerals account for more than 60 percent of the state's total assessed valuation, it represents less than 4 percent of the county's total assessed valuation. The county also had a higher proportion of its assessed valuation from commercial, utilities, and agriculture, but less from industrial property.

Figure 28. Sources of Assessed Valuation, 2001



The county’s assessed valuation has fluctuated drastically during the last 20 years. Between 1980 and 1990, total assessed valuation decreased in real terms by over 63 percent (Figure 29). However, since 1990 county assessed valuation has increased by 86 percent. Still the county’s total assessed valuation in 2001 was more than 30 percent less in real terms than in 1980.

**Figure 29. Sheridan County Assessed Valuation, 1980-01
(Adjusted for Inflation)**

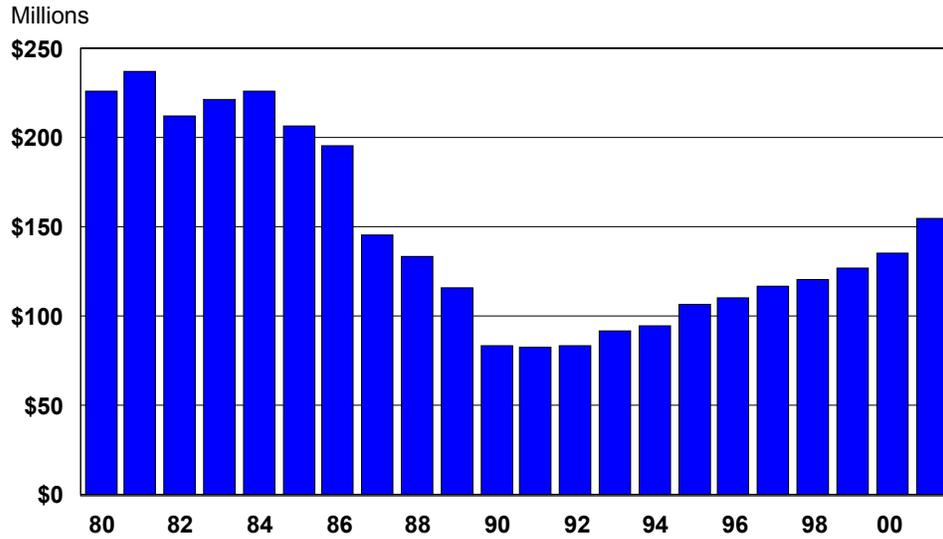
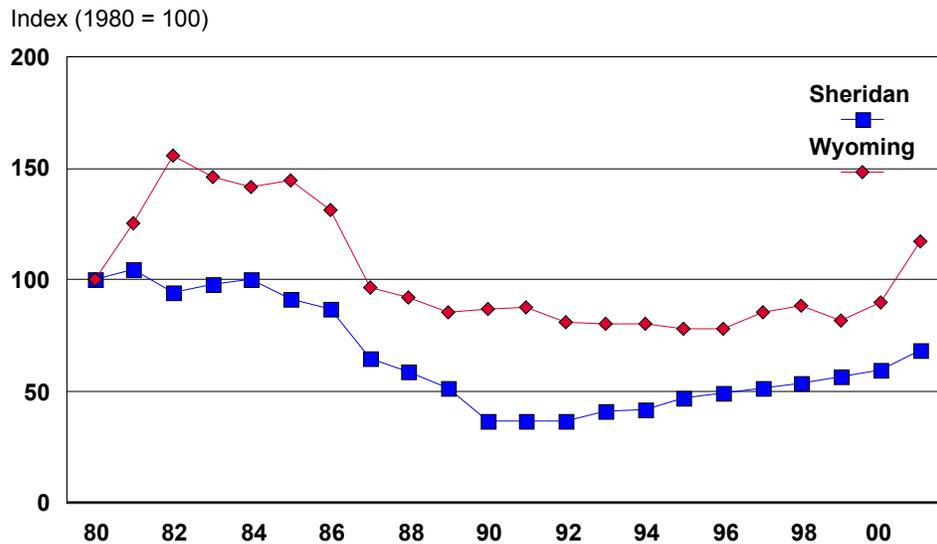


Figure 30 indicates that while Wyoming also experienced a decline in assessed valuation between 1980 and 1990, the county's decline was more drastic. In addition, the growth in county assessed valuation since 1990 has lagged behind Wyoming's. In 2001, county assessed valuation was less than 70 percent of the 1980 level in real terms. In comparison, the statewide-assessed valuation was nearly 20 percent higher than the 1980 level in real terms.

Figure 30. Comparison of Assessed Valuation Growth, 1980-01 (Adjusted for Inflation)



The county’s assessed valuation has increased by nearly \$72 million in real terms since 1990. More than 85 percent of this increase was in residential property (Figure 31). The fastest growing categories of assessed valuation were industrial (160.7%) and residential (159.6%). In terms of minerals, the decreases in crude oil and coal assessed valuation were more than offset by increases in natural gas and other minerals.

Figure 31. Changes in Sheridan County Assessed Valuation, 1990-01 (Adjusted for Inflation)

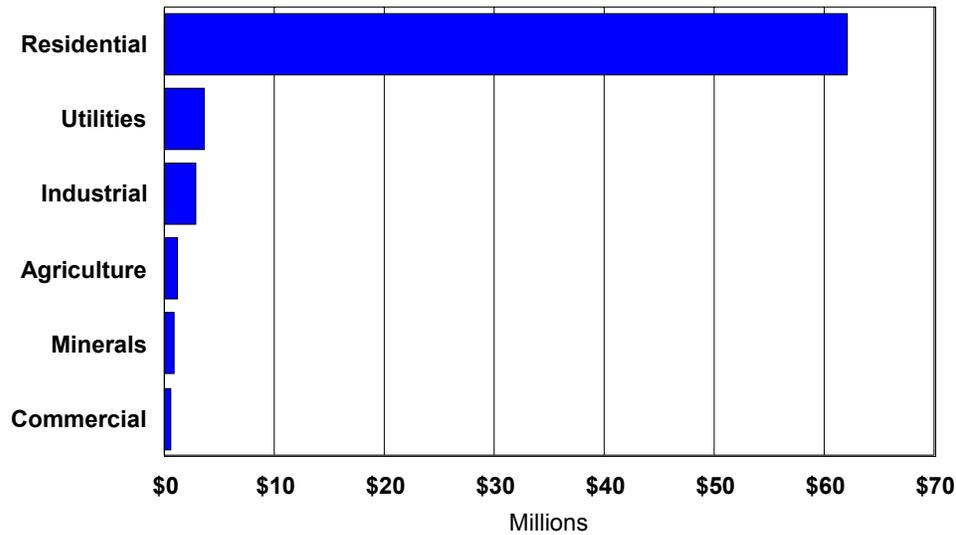
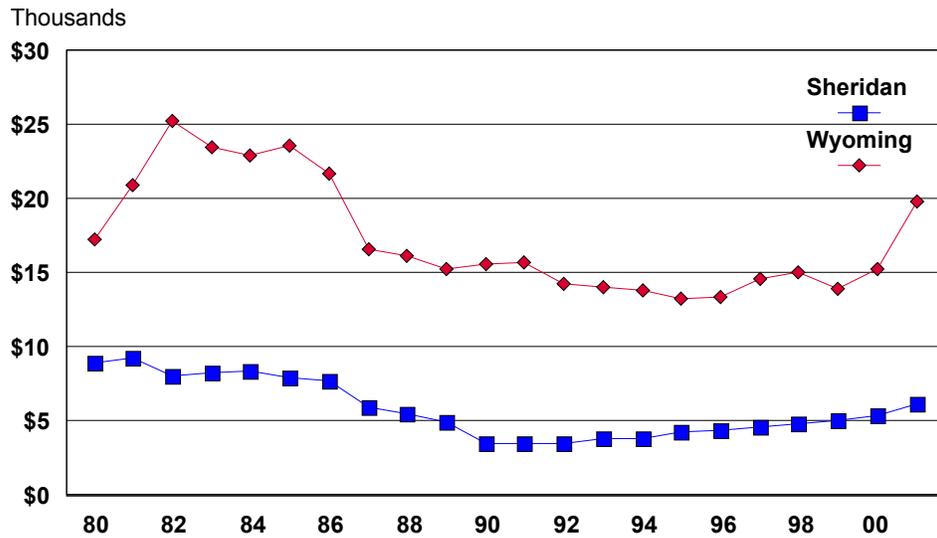


Figure 32 indicates that county per capita assessed valuation has decline in real terms over time. In 1980, per capita assessed valuation was \$8,976, however, by 2001 it had declined to \$6,112. Figure 32 also indicates that county per capita assessed valuation has been substantially lower than the statewide average over the last 20 years. In 1980, county per capita assessed valuation was nearly 50 percent below the state average (\$8,976 vs. \$17,250). In 2001, the county per capita assessed valuation was nearly 70 percent below the state average (\$6,112 vs. \$19,794).

Figure 32. Per Capita Assessed Valuation, 1990-01



Counties containing Federal lands are entitled to payments under various Federal revenue-sharing programs. For the county these payments generally come in two forms: 1) Forest Service 25 Percent Funds and 2) Payments in Lieu of Taxes (PILT). Figure 33 summarizes 25 Percent Fund payments to the county from 1990 to 2001. The figure indicates that these payments have been variable over time ranging from a high of more than \$126,000 in 1994 to a low of slightly more than \$53,000 in 2001. Payments to the county have also decline by nearly 50 percent since 1997.

Figure 33. Sheridan County 25 Percent Fund Payments, 1990-01 (Adjusted for Inflation)

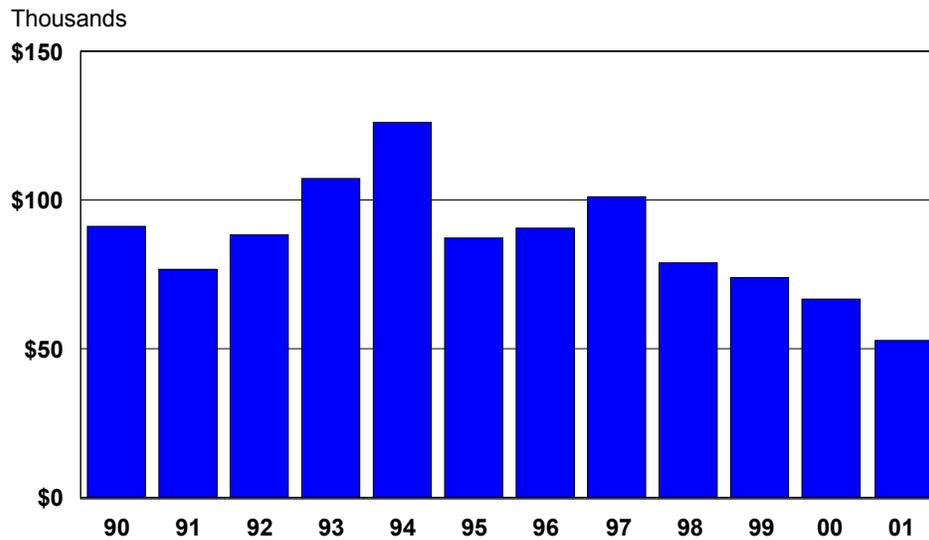
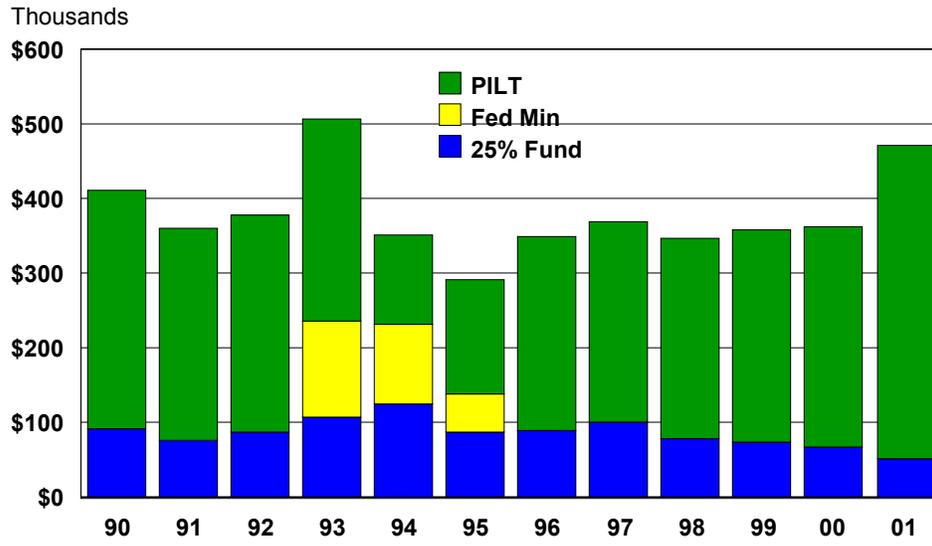


Figure 34 summarizes the county’s total federal land payments (25 Percent Funds + PILT) since 1990. In addition, from 1993 through 1995, a portion of Federal mineral royalty payments was shared by the State of Wyoming with county governments. This program was eliminated in 1995. Conceptually, changes in Federal revenue-sharing payments should be offset by changes in PILT payments. However, due to the way that the PILT program has been administered, there is still significant annual variability in county Federal land payments. Between 1990 and 2001, total county Federal land payments have ranged from a high of nearly \$507,000 in 1993 to less than \$294,000 in 1995. The increase in PILT between 2000 and 2001 primarily represents an increase in the percentage of PILT formula funding by Congress from 42.2 percent in 2000 to 58.8 percent in 2001. If fully funded, the county would have received nearly \$780,000 in PILT payments in 2001.

Figure 34. Total Sheridan County Federal Land Payments, 1990-01 (Adjusted for Inflation)



HOUSING

A major factor in the economic growth of a region is the availability of affordable housing in the area. Without adequate, affordable housing it is difficult to recruit or retain businesses or individuals to live in the area. The price of housing is also a major determinant of the cost of living in the region. In addition, adequate housing is an important aspect of the quality of life for residents. The following information on housing in Sheridan County comes from a variety of sources that are compiled on a regular basis by the State of Wyoming, Department of Administration and Information, Economic Analysis Division and the Wyoming Housing Database Partnership.

Figure 35 indicates that housing rental rates in the county have increased substantially between the second quarter of 1998 and the second quarter of 2001. The largest rent increase has been in mobile homes (26.0 %), followed by single-family homes (22.2%), apartments (20.6%), and mobile home lots (14.4%). Except for mobile home lots these increases have been 1.4 to 2.2 times greater than the increases in rental rates seen statewide. Much of the increase in county rental rates probably results from expansion of coalbed methane development in the region.

Figure 35. Average Rental Rates for Sheridan County, 2Q98-2Q01

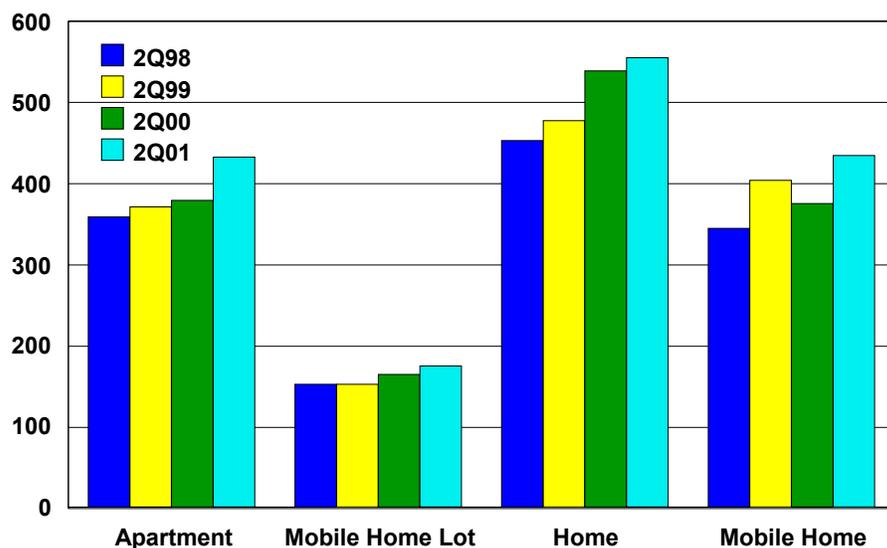
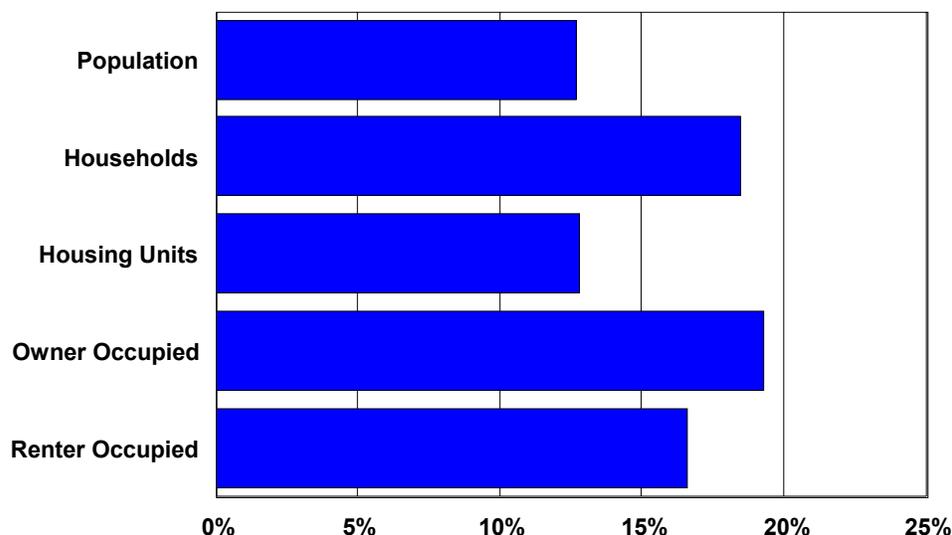


Figure 36 illustrates several demographic characteristics associated with housing in the county. Between 1990 and 2000 the population of the county increased by nearly 13 percent, while the number of household increased by over 18 percent. This reflects a decrease in average household size from 2.43 to 2.31 individuals. The declining

household size is primarily associated with the aging of the population in the county, since older household tend to be smaller in size. The decline in average household size has important implications for the housing stock in the county since it means that 22 more housing units are required to house 1,000 people in 2000 than in 1990 (433 in 2000 vs. 411 in 1990). It also means that 47 more housing units are required to house 1,000 people in the county than at the national level where the average household size is 2.59. Thus the impact on county housing stocks is more than just population increases. It is also related to higher housing demands per capita resulting from smaller average household size.

Figure 36 also indicates that while the number of households in the county increased by over 18 percent, the number of housing units expanded by less than 13 percent. The fact that the county housing stock grew more slowly than the increase in household formation, suggests a decline in the availability of housing. As a result, the occupancy rate in the county has increased from less than 85 percent in 1990 to nearly 90 percent in 2000. In addition the number of owner occupied dwellings has increased faster than the number of renter occupied dwellings.

Figure 36. Changes in Sheridan County Housing 1990 to 2000



The decrease in availability of housing has also affected the price of housing in the county. The county assessor reports that average home sales prices in the county have increased by nearly 16 percent from just over \$99,300 in 1997 to more than \$115,000 in 2000 (Figure 37). Average price is defined as sales prices of existing homes on ten or fewer acres sold during the calendar year. Although housing prices at the state level have been growing somewhat faster since 1997, the county’s average sale price remains above the state average and the gap appears to be increasing since

1999. While the average home sale price in the county was 103 percent of the state average in 1999, county average earnings per job were 14 percent below the state average indicating that affordability of housing in the county may be a problem for the local work force relative to the rest of the state.

Figure 37. Average Home Sale Price Reported by Assessors, 1997-2000

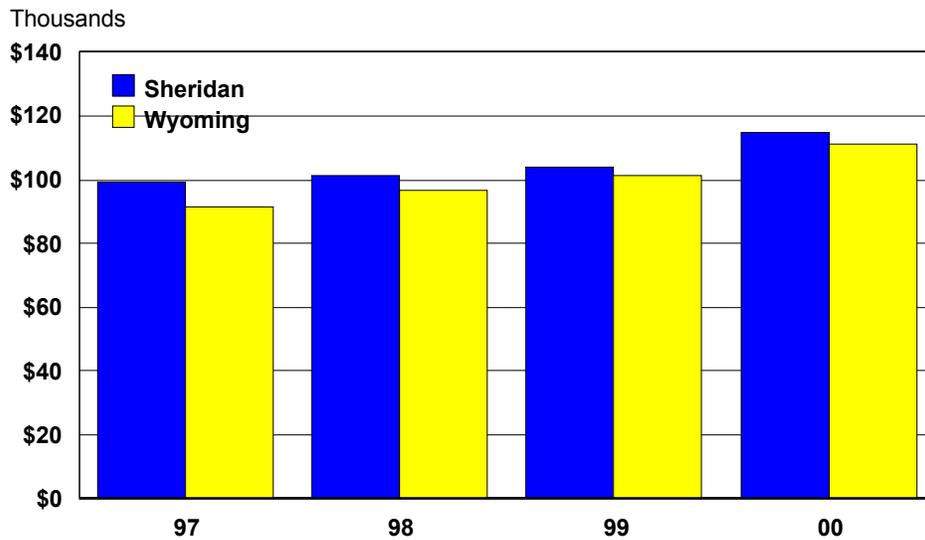


Figure 38 indicates that not only did the number of vacant housing units in the county decline by over 18 percent between 1990 and 2000, but the status of vacant dwellings has been changing. For example, the number of units for rent has decreased by over 60 percent and the number of units for sale has decreased by over 50 percent since 1990. Other vacancies such as rented or sold, but not occupied and housing for migratory workers has decreased by nearly 19 percent. However, second homes for seasonal, recreational, or occasional use have increased by nearly 20 percent. Thus the number of units actually available for rent or purchase has decreased substantially since 1990. A July 2001 rental vacancy survey of 1,264 rental units in the county indicated a 3.03 percent vacancy rate for single-family units and 1.76 percent vacancy rate for apartment units. These vacancy rates were about 60 percent below the state average. With the recent expansion of coalbed methane development in the region the vacancy rates may be approaching zero.

Figure 38. Status of Vacant Housing in Sheridan County, 1990 & 2000

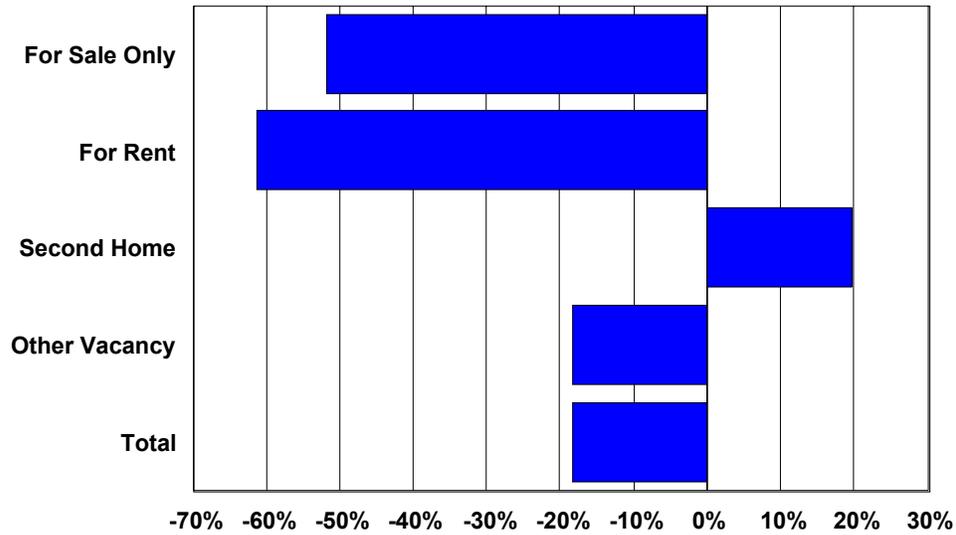


Figure 39 indicates that after substantial activity in the early part of the 1980's, residential construction practically came to a standstill between 1986 and 1990. Since 1990, the county has seen significant recovery in residential construction with most of the construction being single-family units. However, as noted earlier, the growth in housing stock has been increasing more slowly than the rate of household formation.

Figure 39. Building Permits Authorized by Sheridan County, 1980-2000

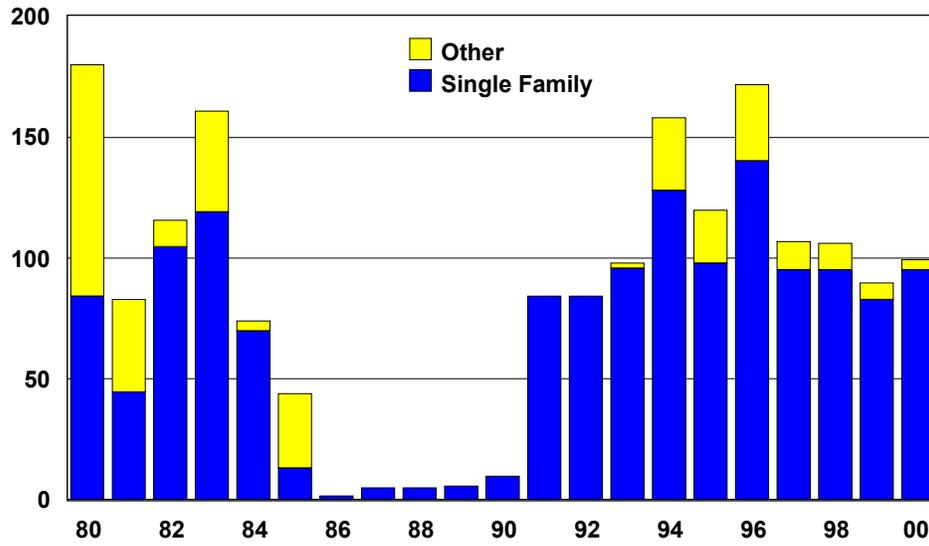


Table 1. Population, 1970-2000

Year	Sheridan	Wyoming	U.S.	Sheridan Index	Wyoming Index	U.S. Index
70	17,865	333,795	203,798,722	100.0	100.0	100.0
71	17,913	340,023	206,817,509	100.3	101.9	101.5
72	18,285	346,863	209,274,882	102.4	103.9	102.7
73	18,858	353,353	211,349,205	105.6	105.9	103.7
74	19,246	364,548	213,333,635	107.7	109.2	104.7
75	20,071	380,477	215,456,585	112.3	114.0	105.7
76	21,155	395,446	217,553,859	118.4	118.5	106.7
77	21,819	411,530	219,760,875	122.1	123.3	107.8
78	22,876	430,897	222,098,244	128.0	129.1	109.0
79	24,235	451,850	224,568,579	135.7	135.4	110.2
80	25,178	474,185	227,224,719	140.9	142.1	111.5
81	25,646	491,712	229,465,744	143.6	147.3	112.6
82	26,376	506,400	231,664,432	147.6	151.7	113.7
83	26,806	510,344	233,792,014	150.0	152.9	114.7
84	26,936	504,895	235,824,907	150.8	151.3	115.7
85	26,199	499,696	237,923,734	146.6	149.7	116.7
86	25,354	495,633	240,132,831	141.9	148.5	117.8
87	24,745	476,966	242,288,936	138.5	142.9	118.9
88	24,107	465,103	244,499,004	134.9	139.3	120.0
89	23,700	458,373	246,819,222	132.7	137.3	121.1
90	23,563	453,401	249,464,396	131.9	135.8	122.4
91	23,575	457,739	252,153,092	132.0	137.1	123.7
92	23,959	463,491	255,029,699	134.1	138.9	125.1
93	24,379	469,033	257,782,608	136.5	140.5	126.5
94	24,716	474,982	260,327,021	138.3	142.3	127.7
95	24,984	478,447	262,803,276	139.8	143.3	129.0
96	25,196	480,085	265,228,572	141.0	143.8	130.1
97	25,142	480,031	267,783,607	140.7	143.8	131.4
98	25,154	480,045	270,248,003	140.8	143.8	132.6
99	25,090	479,602	272,690,813	140.4	143.7	133.8

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 2. Employment by Sector, 1999

Sector	Sheridan Jobs	Sheridan Percent	Wyoming Percent	U.S. Percent	Wyo Location Quotient	U.S. Location Quotient
Service	4,422	27.5%	25.6%	31.6%	1.07	0.87
Retail Trade	3,164	19.7%	17.9%	16.4%	1.10	1.20
Government	2,975	18.5%	19.3%	13.6%	0.96	1.36
Fin/Ins/REst	1,257	7.8%	6.8%	7.9%	1.15	0.99
Construction	1,229	7.6%	7.4%	5.7%	1.03	1.35
Tran/Pub Util	796	5.0%	5.3%	4.9%	0.93	1.02
Agriculture	761	4.7%	3.8%	1.9%	1.25	2.44
Manufacturing	621	3.9%	4.2%	11.8%	0.92	0.33
Wholesale	438	2.7%	2.7%	4.6%	1.02	0.60
Ag Services	329	2.0%	1.5%	1.3%	1.40	1.64
Mining	80	0.5%	5.5%	0.5%	0.09	1.04
Total Jobs	16,072	100.0%	100.0%	100.0%		
Fed Civilian	601	3.7%	2.2%	1.7%	1.70	2.20
Military	148	0.9%	1.9%	1.3%	0.47	0.73
State Govt	334	2.1%	4.1%	3.0%	0.51	0.70
Local Govt	1,892	11.8%	11.1%	7.7%	1.06	1.54
Total Govt	2,975	18.5%	19.3%	13.6%		

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 3. Employment and Employment Indices, 1970-99

Year	Sheridan Jobs	Wyoming Jobs	U.S. Jobs	Sheridan Index	Wyoming Index	U.S. Index
70	8,460	159,385	91,281,600	100.0	100.0	100.0
71	8,682	164,883	91,586,400	102.6	103.4	100.3
72	8,906	172,302	94,317,200	105.3	108.1	103.3
73	9,033	182,289	98,432,500	106.8	114.4	107.8
74	9,381	193,769	100,117,800	110.9	121.6	109.7
75	9,806	202,680	98,906,600	115.9	127.2	108.4
76	10,305	214,098	101,597,200	121.8	134.3	111.3
77	10,853	230,591	105,049,200	128.3	144.7	115.1
78	11,807	249,870	109,688,600	139.6	156.8	120.2
79	12,576	266,605	113,289,100	148.7	167.3	124.1
80	12,727	279,650	114,231,200	150.4	175.5	125.1
81	13,013	290,475	115,304,000	153.8	182.2	126.3
82	13,259	287,678	114,557,300	156.7	180.5	125.5
83	13,541	274,859	116,056,700	160.1	172.4	127.1
84	13,230	277,038	121,091,100	156.4	173.8	132.7
85	12,760	278,051	124,511,700	150.8	174.5	136.4
86	12,061	265,159	126,981,300	142.6	166.4	139.1
87	12,158	259,804	130,416,400	143.7	163.0	142.9
88	12,650	265,150	134,517,900	149.5	166.4	147.4
89	12,893	267,048	137,240,800	152.4	167.5	150.3
90	13,181	272,471	139,426,900	155.8	171.0	152.7
91	13,528	278,674	138,663,800	159.9	174.8	151.9
92	14,051	281,721	139,305,100	166.1	176.8	152.6
93	14,669	286,831	141,996,400	173.4	180.0	155.6
94	14,997	300,007	145,571,600	177.3	188.2	159.5
95	15,351	303,022	149,358,800	181.5	190.1	163.6
96	15,591	306,427	152,607,200	184.3	192.3	167.2
97	15,629	309,510	156,230,200	184.7	194.2	171.2
98	15,903	315,657	160,241,200	188.0	198.0	175.5
99	16,072	321,592	163,757,900	190.0	201.8	179.4

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 4. Change in Sheridan County Employment for 1990 to 1999

Sector	1990 Jobs	1999 Jobs	Change 1990-99	Percent of Change	Percent Change
Service	3,350	4,422	1,072	37.1%	32.0%
Retail Trade	2,512	3,164	652	22.6%	26.0%
Construction	689	1,229	540	18.7%	78.4%
Fin/Ins/Real Est	1,066	1,257	191	6.6%	17.9%
Government	2,856	2,975	119	4.1%	4.2%
Ag Services	210	329	119	4.1%	56.7%
Wholesale	345	438	93	3.2%	27.0%
Manufacturing	530	621	91	3.1%	17.2%
Tran/Pub Util	759	796	37	1.3%	4.9%
Agriculture	743	761	18	0.6%	2.4%
Mining	121	80	(41)	-1.4%	-33.9%
Total Jobs	13,181	16,072	2,891	100.0%	
Fed Civilian	704	601	(103)	-3.6%	-14.6%
Military	138	148	10	0.3%	7.2%
State Govt	310	334	24	0.8%	7.7%
Local Govt	1,704	1,892	188	6.5%	11.0%
Total Govt	2,856	2,975	119	4.1%	4.2%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 5. Average Earnings Per Job by Sector for Sheridan County, 1999

Sector	1999 Earnings (000\$)	1999 Jobs	Average Earnings Per Job	Percent of County Average
Fed Civilian	\$39,184	601	\$65,198	291.5%
Mining	\$5,021	80	\$62,763	280.7%
Tran/Pub Util	\$37,403	796	\$46,989	210.1%
State Govt	\$10,162	334	\$30,425	136.1%
Wholesale	\$13,188	438	\$30,110	134.6%
Local Govt	\$52,885	1,892	\$27,952	125.0%
Construction	\$26,469	1,229	\$21,537	96.3%
Manufacturing	\$12,729	621	\$20,498	91.7%
Service	\$88,371	4,422	\$19,984	89.4%
Fin/Ins/Real Est	\$25,013	1,257	\$19,899	89.0%
Military	\$1,957	148	\$13,223	59.1%
Retail Trade	\$39,810	3,164	\$12,582	56.3%
Ag Services	\$2,638	329	\$8,018	35.9%
Agriculture	\$4,589	761	\$6,030	27.0%
Total	\$359,419	16,072	\$22,363	100.0%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 6. Average Earnings Per Job, 1970-99

Year	Sheridan (1996\$)	Wyoming (1996\$)	U.S. (1996\$)	Sheridan/ Wyoming	Sheridan/ U.S.
70	\$22,739	\$23,121	\$26,075	98.3%	87.2%
71	\$23,260	\$23,637	\$26,623	98.4%	87.4%
72	\$24,212	\$25,053	\$27,583	96.6%	87.8%
73	\$26,777	\$26,357	\$28,060	101.6%	95.4%
74	\$27,923	\$26,658	\$27,199	104.7%	102.7%
75	\$26,321	\$26,658	\$27,087	98.7%	97.2%
76	\$25,137	\$26,773	\$27,813	93.9%	90.4%
77	\$27,677	\$27,703	\$28,112	99.9%	98.5%
78	\$29,199	\$28,945	\$28,404	100.9%	102.8%
79	\$30,773	\$29,494	\$28,231	104.3%	109.0%
80	\$30,089	\$29,393	\$27,435	102.4%	109.7%
81	\$28,240	\$29,068	\$27,369	97.1%	103.2%
82	\$26,652	\$28,124	\$27,279	94.8%	97.7%
83	\$26,931	\$26,914	\$27,418	100.1%	98.2%
84	\$26,265	\$26,853	\$28,280	97.8%	92.9%
85	\$25,125	\$27,003	\$28,601	93.0%	87.8%
86	\$24,264	\$26,425	\$28,994	91.8%	83.7%
87	\$23,221	\$24,817	\$29,217	93.6%	79.5%
88	\$22,506	\$23,999	\$29,504	93.8%	76.3%
89	\$22,095	\$24,168	\$29,382	91.4%	75.2%
90	\$21,153	\$24,506	\$29,396	86.3%	72.0%
91	\$20,890	\$24,301	\$29,246	86.0%	71.4%
92	\$20,894	\$24,416	\$30,202	85.6%	69.2%
93	\$21,069	\$24,932	\$30,178	84.5%	69.8%
94	\$21,297	\$24,072	\$30,237	88.5%	70.4%
95	\$20,223	\$23,711	\$30,174	85.3%	67.0%
96	\$19,967	\$23,221	\$30,493	86.0%	65.5%
97	\$21,023	\$24,015	\$31,021	87.5%	67.8%
98	\$21,016	\$24,128	\$32,057	87.1%	65.6%
99	\$21,339	\$24,809	\$32,809	86.0%	65.0%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 7. Economic Development Indices

Sector	1970 Sheridan Index	1970 Wyoming Index	1970 RMR Index	1980 Sheridan Index	1980 Wyoming Index	1980 RMR Index
Agriculture	0.051879	0.046276	0.028304	0.037703	0.018616	
Ag Services	0.006893	0.002364	0.000954	0.001471	0.000749	0.011496
Mining	0.018210	0.072228	0.016064	0.021266	0.126570	0.000351
Construction	0.030416	0.010285	0.002719	0.059562	0.042778	0.022200
Manufacturing	0.169815	0.167110	0.104616	0.139806	0.144332	0.013516
Tran/Pub Util	0.005903	0.018831	0.002615	0.001568	0.018892	0.075657
Wholesale	0.019471	0.019706	0.002699	0.022370	0.014308	0.004692
Retail Trade	0.035153	0.011681	0.008997	0.032095	0.000774	0.001792
Fin/Ins/Real Est Service	0.014977	0.019064	0.004983	0.005621	0.018243	0.007702
Government	0.013437	0.010568	0.006578	0.011654	0.045645	0.005190
						0.007262
						0.019562
Total	0.420331	0.432895	0.227787	0.362039	0.446552	0.169420
Index	58.0	56.7	77.2	63.8	55.3	83.1
Sector	1990 Sheridan Index	1990 Wyoming Index	1990 RMR Index	1999 Sheridan Index	1999 Wyoming Index	1999 RMR Index
Agriculture	0.033755	0.023174	0.010905	0.027979	0.018467	
Ag Services	0.005511	0.001885	0.000916	0.007962	0.002165	0.006077
Mining	0.001691	0.068997	0.009931	0.000202	0.050608	0.000622
Construction	0.000196	0.005846	0.003535	0.019958	0.017836	0.005253
Manufacturing	0.101063	0.100156	0.043859	0.078929	0.075792	0.014817

Forestwide Assessment

Economic Condition

						0.035175
Tran/Pub Util	0.010471	0.013750	0.004251	0.000856	0.004380	0.002879
Wholesale	0.021962	0.020122	0.004557	0.018331	0.018888	0.004934
Retail Trade	0.026187	0.009029	0.004583	0.032536	0.014430	0.007740
Fin/Ins/Real Est	0.004041	0.013828	0.000389	0.001045	0.010951	0.009072
Service	0.023480	0.052678	0.000710	0.040384	0.059522	0.012056
Government	0.064653	0.064103	0.020266	0.049197	0.057269	0.005705
Total	0.293011	0.373569	0.103900	0.277379	0.330308	0.104330
Index	70.7	62.6	89.6	72.3	67.0	89.6

Source: Based on U.S. Department of Commerce, REIS 1969-99, May 2001

Table 8. Sources of Total Personal Income, 1999

Sources	Sheridan (000\$)	Sheridan Percent	Wyoming Percent	U.S. Percent	Wyo Location Quotient	U.S. Location Quotient
Labor Earnings	\$359,419	50.0%	63.4%	69.3%	0.79	0.72
Investment Income	\$265,680	37.0%	25.0%	18.2%	1.48	2.04
Transfer Payments	\$93,065	13.0%	11.5%	12.5%	1.13	1.04
Personal Income	\$718,164	100.0%	100.0%	100.0%		
Government	\$104,188	29.0%	23.8%	15.8%	1.22	1.83
Service	\$88,371	24.6%	19.3%	28.9%	1.28	0.85
Retail Trade	\$39,810	11.1%	9.7%	8.9%	1.15	1.24
Tran/Pub Util	\$37,403	10.4%	8.9%	6.7%	1.17	1.54
Construction	\$26,469	7.4%	8.5%	5.8%	0.87	1.26
Fin/Ins/Real Est	\$25,013	7.0%	5.2%	9.1%	1.35	0.76
Wholesale	\$13,188	3.7%	3.3%	6.2%	1.12	0.59
Manufacturing	\$12,729	3.5%	5.2%	16.1%	0.68	0.22
Mining	\$5,021	1.4%	13.7%	0.8%	0.10	1.67
Agriculture	\$4,589	1.3%	1.7%	0.8%	0.75	1.61
Ag Services	\$2,638	0.7%	0.8%	0.7%	0.92	1.07
Labor Earnings	\$359,419	100.0%	100.0%	100.0%		
Fed Civilian	\$39,184	10.9%	4.7%	3.2%	2.30	3.42
Military	\$1,957	0.5%	2.5%	1.3%	0.22	0.43
State Govt	\$10,162	2.8%	4.7%	3.3%	0.60	0.87
Local Govt	\$52,885	14.7%	11.9%	8.1%	1.24	1.81
Total Govt	\$104,188	29.0%	23.8%	15.8%		

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 9. Total Personal Income and Income Indices, 1970-99

Year	Sheridan TPI (000\$) (1996\$)	Wyoming TPI (000\$) (1996\$)	U.S. TPI (000\$) (1996\$)	Sheridan Index	Wyoming Index	U.S. Index
70	\$284,468	\$4,672,443	\$2,980,196,429	100.0	100.0	100.0
71	\$301,373	\$4,970,815	\$3,079,619,863	105.9	106.4	103.3
72	\$319,768	\$5,408,719	\$3,272,721,854	112.4	115.8	109.8
73	\$355,549	\$5,992,339	\$3,473,329,154	125.0	128.2	116.5
74	\$380,558	\$6,410,208	\$3,476,299,145	133.8	137.2	116.6
75	\$382,466	\$6,709,797	\$3,490,036,842	134.4	143.6	117.1
76	\$388,292	\$7,112,195	\$3,665,216,958	136.5	152.2	123.0
77	\$437,998	\$7,856,429	\$3,819,440,281	154.0	168.1	128.2
78	\$502,162	\$8,828,891	\$4,020,393,013	176.5	189.0	134.9
79	\$558,249	\$9,592,404	\$4,162,327,309	196.2	205.3	139.7
80	\$568,076	\$10,096,109	\$4,191,885,870	199.7	216.1	140.7
81	\$562,481	\$10,537,055	\$4,306,713,810	197.7	225.5	144.5
82	\$568,469	\$10,567,302	\$4,341,659,843	199.8	226.2	145.7
83	\$569,724	\$9,808,009	\$4,433,595,166	200.3	209.9	148.8
84	\$556,904	\$9,930,513	\$4,752,279,883	195.8	212.5	159.5
85	\$530,865	\$10,023,600	\$4,927,692,958	186.6	214.5	165.3
86	\$504,268	\$9,546,924	\$5,085,775,791	177.3	204.3	170.7
87	\$497,287	\$8,966,732	\$5,225,847,682	174.8	191.9	175.4
88	\$505,216	\$8,879,959	\$5,427,295,918	177.6	190.0	182.1
89	\$549,198	\$9,169,138	\$5,595,151,404	193.1	196.2	187.7
90	\$544,693	\$9,532,054	\$5,707,389,019	191.5	204.0	191.5
91	\$546,605	\$9,714,715	\$5,697,880,765	192.2	207.9	191.2
92	\$555,180	\$9,892,181	\$5,869,674,672	195.2	211.7	197.0
93	\$563,694	\$10,144,068	\$5,968,492,537	198.2	217.1	200.3
94	\$583,419	\$10,401,479	\$6,142,489,028	205.1	222.6	206.1
95	\$601,234	\$10,513,989	\$6,325,061,287	211.4	225.0	212.2
96	\$615,705	\$10,608,905	\$6,538,103,000	216.4	227.1	219.4
97	\$637,818	\$11,220,232	\$6,799,357,213	224.2	240.1	228.2
98	\$663,156	\$11,613,977	\$7,168,423,301	233.1	248.6	240.5
99	\$678,576	\$12,064,549	\$7,427,611,641	238.5	258.2	249.2

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 10. Change in Sheridan County Total Personal Income, 1990 to 1999

Sources	1990 Sheridan (000 96\$)	1999 Sheridan of (000 96\$)	Change of 1990-99	Percent of Change	Percent Change
Labor Earnings	\$278,815	\$342,957	\$64,142	41.9%	23.0%
Investment Income	\$188,654	\$253,511	\$64,857	42.3%	34.4%
Transfer Payments	\$64,561	\$88,802	\$24,242	15.8%	37.5%
Personal Income	\$532,030	\$685,271	\$153,241	100.0%	28.8%
Service	\$56,035	\$84,323	\$28,288	44.1%	50.5%
Fin/Ins/Real Est	\$12,713	\$23,867	\$11,155	17.4%	87.7%
Government	\$89,984	\$99,416	\$9,432	14.7%	10.5%
Construction	\$16,734	\$25,257	\$8,523	13.3%	50.9%
Retail Trade	\$30,444	\$37,987	\$7,543	11.8%	24.8%
Tran/Pub Util	\$29,200	\$35,690	\$6,490	10.1%	22.2%
Agriculture	\$190	\$4,379	\$4,188	6.5%	2199.6%
Wholesale	\$8,613	\$12,584	\$3,971	6.2%	46.1%
Ag Services	\$1,528	\$2,517	\$989	1.5%	64.7%
Manufacturing	\$12,270	\$12,146	(\$124)	-0.2%	-1.0%
Mining	\$21,105	\$4,791	(\$16,314)	-25.4%	-77.3%
Labor Earnings	\$278,815	\$342,957	\$64,142	100.0%	23.0%
Fed Civilian	\$34,366	\$37,389	\$3,024	4.7%	8.8%
Military	\$1,527	\$1,867	\$340	0.5%	22.3%
State Govt	\$9,292	\$9,697	\$405	0.6%	4.4%
Local Govt	\$44,799	\$50,463	\$5,664	8.8%	12.6%
Total Govt	\$89,984	\$99,416	\$9,432	14.7%	10.5%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 11. Per Capita Income, 1970-99

Year	Sheridan PCI (1996\$)	Wyoming PCI (1996\$)	U.S. PCI (1996\$)	Sheridan/ Wyoming	Sheridan/ U.S.
70	\$15,921	\$13,996	\$14,625	113.8%	108.9%
71	\$16,825	\$14,620	\$14,890	115.1%	113.0%
72	\$17,487	\$15,593	\$15,639	112.1%	111.8%
73	\$18,853	\$16,959	\$16,433	111.2%	114.7%
74	\$19,772	\$17,584	\$16,296	112.4%	121.3%
75	\$19,055	\$17,634	\$16,197	108.1%	117.6%
76	\$18,354	\$17,985	\$16,848	102.1%	108.9%
77	\$20,075	\$19,091	\$17,379	105.2%	115.5%
78	\$21,952	\$20,489	\$18,103	107.1%	121.3%
79	\$23,034	\$21,229	\$18,534	108.5%	124.3%
80	\$22,562	\$21,292	\$18,447	106.0%	122.3%
81	\$21,932	\$21,429	\$18,769	102.3%	116.9%
82	\$21,553	\$20,868	\$18,742	103.3%	115.0%
83	\$21,254	\$19,219	\$18,964	110.6%	112.1%
84	\$20,675	\$19,669	\$20,152	105.1%	102.6%
85	\$20,263	\$20,059	\$20,711	101.0%	97.8%
86	\$19,889	\$19,263	\$21,179	103.2%	93.9%
87	\$20,097	\$18,800	\$21,568	106.9%	93.2%
88	\$20,957	\$19,092	\$22,198	109.8%	94.4%
89	\$23,173	\$20,004	\$22,669	115.8%	102.2%
90	\$23,117	\$21,023	\$22,879	110.0%	101.0%
91	\$23,186	\$21,223	\$22,597	109.2%	102.6%
92	\$23,172	\$21,343	\$23,015	108.6%	100.7%
93	\$23,123	\$21,628	\$23,154	106.9%	99.9%
94	\$23,605	\$21,899	\$23,596	107.8%	100.0%
95	\$24,064	\$21,975	\$24,067	109.5%	100.0%
96	\$24,437	\$22,098	\$24,651	110.6%	99.1%
97	\$25,369	\$23,374	\$25,392	108.5%	99.9%
98	\$26,364	\$24,193	\$26,525	109.0%	99.4%
99	\$27,046	\$25,156	\$27,239	107.5%	99.3%

Source: U.S. Department of Commerce, REIS 1969-99, May 2001

Table 12. Assessed Valuation, 2001

Sector	Sheridan Valuation	Wyoming Valuation	Sheridan Percent	Wyoming Percent	Location Quotient
Residential	\$110,958,999	\$1,997,773,631	65.2%	19.0%	3.44
Commercial	\$26,783,463	\$580,495,340	15.7%	5.5%	2.86
Utilities	\$13,840,361	\$668,403,966	8.1%	6.3%	1.28
Agriculture	\$7,299,170	\$142,220,192	4.3%	1.3%	3.18
Minerals	\$6,092,724	\$640,706,245	3.6%	60.8%	0.06
Industrial	\$5,245,897	\$746,143,026	3.1%	7.1%	0.44
Total Valuation	\$170,220,614	\$10,542,096,400	100.0%	100.0%	
Crude Oil	\$622,985	\$1,438,975,976	0.4%	13.6%	0.03
Natural Gas	\$4,342,024	\$3,365,840,728	2.6%	31.9%	0.08
Coal	\$543,370	\$1,336,115,591	0.3%	12.7%	0.03
Other Minerals	\$584,345	\$266,127,950	0.3%	2.5%	0.14
Total Minerals	\$6,092,724	\$6,407,060,245	3.6%	60.8%	

Source: Wyoming Department of Revenue, 2001 Annual Report

Table 13. Assessed Valuation and Indices, 1990-2000

Year	Sheridan Valuation (1996\$)	Sheridan Valuation Index	Wyoming Valuation Index	Sheridan Per Capita Valuation	Wyoming Per Capita Valuation	Sheridan/Wyoming Per Capita
80	\$225,999,054	100.0	100.0	\$8,976	\$17,250	52.0%
81	\$237,260,265	105.0	125.6	\$9,251	\$20,900	44.3%
82	\$212,847,413	94.2	156.2	\$8,070	\$25,227	32.0%
83	\$221,458,589	98.0	146.6	\$8,262	\$23,492	35.2%
84	\$226,344,173	100.2	141.9	\$8,403	\$22,988	36.6%
85	\$207,229,870	91.7	144.5	\$7,910	\$23,646	33.5%
86	\$196,038,659	86.7	131.7	\$7,732	\$21,732	35.6%
87	\$146,108,595	64.7	96.7	\$5,905	\$16,586	35.6%
88	\$133,553,161	59.1	91.9	\$5,540	\$16,164	34.3%
89	\$116,017,748	51.3	85.5	\$4,895	\$15,263	32.1%
90	\$83,477,519	36.9	86.8	\$3,543	\$15,645	22.6%
91	\$83,018,641	36.7	87.8	\$3,521	\$15,695	22.4%
92	\$83,337,197	36.9	80.8	\$3,478	\$14,257	24.4%
93	\$92,525,795	40.9	80.5	\$3,795	\$14,035	27.0%
94	\$95,314,633	42.2	80.4	\$3,856	\$13,843	27.9%
95	\$107,191,658	47.4	77.8	\$4,290	\$13,307	32.2%
96	\$110,943,682	49.1	78.5	\$4,403	\$13,380	32.9%
97	\$117,087,132	51.8	85.7	\$4,657	\$14,608	31.9%
98	\$120,960,109	53.5	88.3	\$4,809	\$15,023	32.0%
99	\$127,449,842	56.4	82.0	\$5,080	\$13,910	36.5%
00	\$135,348,098	59.9	90.1	\$5,358	\$15,254	35.1%
01	\$155,310,779	68.7	117.6	\$6,112	\$19,794	30.9%

Source: Wyoming Department of Revenue, Annual Reports 1980-2001

Table 14. Changes in Sheridan County Assessed Valuation, 1990-01

Sector	1990 Valuation (1996\$)	2001 Valuation (1996\$)	Change 1990-01	Percent of Change	Percent Change
Residential	\$39,001,347	\$101,239,963	\$62,238,616	86.6%	159.6%
Utilities	\$8,983,366	\$12,628,067	\$3,644,701	5.1%	40.6%
Industrial	\$1,836,082	\$4,786,402	\$2,950,321	4.1%	160.7%
Agriculture	\$5,337,192	\$6,659,827	\$1,322,635	1.8%	24.8%
Minerals	\$4,617,249	\$5,559,055	\$941,806	1.3%	20.4%
Commercial	\$23,702,284	\$24,437,466	\$735,182	1.0%	3.1%
Total Valuation	\$83,477,519	\$155,310,779	\$71,833,261	100.0%	86.1%
Crude Oil	\$2,728,145	\$568,417	(\$2,159,728)	-3.0%	-79.2%
Natural Gas	\$0	\$3,961,701	\$3,961,701	5.5%	N.A.
Coal	\$1,812,975	\$495,776	(\$1,317,200)	-1.8%	-72.7%
Other Minerals	\$76,129	\$533,161	\$457,033	0.6%	600.3%
Total Minerals	\$4,617,249	\$5,559,055	\$735,182	1.0%	20.4%

Source: Wyoming Department of Revenue, Annual Reports 1990 and 2001

Table 15. Sheridan County Federal Land Payments, 1990-2001

Year	F.S. 25% Fund (1996\$)	Fed Min Royalties (1996\$)	PILT Payment (1996\$)	Total Payment (1996\$)
90	\$91,202	\$0	\$321,311	\$412,513
91	\$76,678	\$0	\$284,861	\$361,539
92	\$88,416	\$0	\$290,995	\$379,410
93	\$107,270	\$128,482	\$271,149	\$506,901
94	\$126,247	\$105,705	\$120,346	\$352,298
95	\$87,361	\$51,810	\$153,990	\$293,160
96	\$90,827	\$0	\$259,928	\$350,755
97	\$101,222	\$0	\$269,230	\$370,451
98	\$79,333	\$0	\$267,612	\$346,945
99	\$73,912	\$0	\$284,305	\$358,218

Forestwide Assessment

Economic Condition

00	\$67,146	\$0	\$296,081	\$363,227
01	\$53,258	\$0	\$418,436	\$471,694

Source: Office of State Treasure, Annual Reports 1990-2001 and Bureau of Land Management, Payment in Lieu of Taxes Report 1990-2001

Table 16. Average Rental Rates for Sheridan County, 2Q98-2Q01

	Apartment (1)	Mobile Home Lot (2)	Home (3)	Mobile Home (4)
2Q98	\$359	\$153	\$454	\$346
2Q99	\$372	\$153	\$479	\$404
2Q00	\$380	\$165	\$539	\$375
2Q01	\$433	\$175	\$555	\$436
Change 98-01	20.6%	14.4%	22.2%	26.0%
WY 98-01	12.2%	14.9%	16.0%	12.0%

Two-bedroom, unfurnished, excluding gas and electric
 Single-wide, including water
 Two or three bedroom, single family, excluding gas and electric
 Total monthly rental expense, including lot rent

Source: WDA&I, Division of Economic Analysis

Table 17. Changes in Sheridan County Housing, 1990 & 2000

	1990	2000	Sheridan % Change	Wyoming % Change
Total Population	23,562	26,560	12.7%	8.9%
Total Households	9,426	11,167	18.5%	14.7%
Average HH Size	2.43	2.31	-4.9%	-5.7%
Total Housing Units	11,154	12,577	12.8%	10.1%
Occupied Housing Units	9,426	11,167	18.5%	14.7%
Percent Occupied	84.5%	88.8%	5.1%	4.2%
Owner Occupied	6,444	7,689	19.3%	18.3%
Percent Owner	68.4%	68.9%	0.7%	3.2%
Renter Occupied	2,982	3,478	16.6%	7.0%

Source: U.S. Census of Population and Housing

Table 18. Average Home Sales Prices Reported by Assessor, 1997-2000

Year	Sheridan	Wyoming	Sheridan/ Wyoming
97	\$99,341	\$91,714	108.3%
98	\$101,160	\$96,906	104.4%
99	\$104,167	\$101,517	102.6%
00	\$115,003	\$111,437	103.2%
Change 97-00	15.8%	21.5%	

Source: Wyoming Housing Database Partnership

Table 19. Status of Vacant Housing Units in Sheridan County, 1990 & 2000

Vacancy Status	1990	2000	% Change
For Sale Only	181	87	-51.7%
For Rent	441	171	-61.3%
For Seasonal, Recreational, or Occasional Use	660	790	19.6%
Other Vacancy	446	362	-18.8%
Total Vacant	1,728	1,410	-18.4%

Source: U.S. Census of Population and Housing

Table 20. Building Permits Authorized by Sheridan County, 1980-2000

Year	Single Family Units	Duplex Units	3 & 4 Family Units	5 or More Family Units	Total Units
80	84	36	12	48	180
81	45	32	0	6	83
82	105	8	3	0	116
83	119	0	0	42	161
84	70	0	4	0	74
85	13	0	0	31	44
86	2	0	0	0	2
87	5	0	0	0	5
88	5	0	0	0	5
89	6	0	0	0	6
90	10	0	0	0	10
91	84	0	0	0	84
92	84	0	0	0	84
93	96	2	0	0	98
94	128	4	10	16	158
95	98	2	20	0	120
96	140	22	0	10	172
97	95	6	0	6	107
98	95	2	4	5	106
99	83	2	0	5	90
00	95	4	0	0	99

Source: U.S. Bureau of Census