



STEINHOFF & CO.

NAT STEINHOFF | LPT REALTY, LLC

LIVING IN

CASPER

A practical relocation guide.



The homes. The routines. The questions worth asking.

OCTOBER 2026 / STEINHOFF & CO.

YOUR TWO-MINUTE START

Start here. Go deeper where it matters.

A short route through the guide, based on where you are in your move.

01 Considering Casper?

Compare the benefits, tradeoffs and adjustments from your current home.

THE DECISION / 04-06

02 Moving for work?

Start with both careers, housing costs and the cash needed to make the move.

WORK & MONEY / 07-09

03 Choosing where to live?

Explore Casper areas and nearby communities, then compare actual homes.

FINDING A HOME / 10-15

04 Picture your everyday life.

Weather, community, culture, schools and care shape the move as much as the house.

LIVING HERE / 16-25

05 Ready to visit?

Use the three-day visit plan and bring your decision sheet to a conversation with Nat.

YOUR PLAN / 26-29

Start with your biggest uncertainty. You do not need to read every page in order.

INSIDE THE GUIDE

Start with your biggest question.

04**The move itself**

Starting points, work and money

10**Finding a home**

Areas, communities and property checks

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A visit, the first 90 days and your worksheet

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Dates, definitions and original links



Bring the questions
you cannot answer
yet.

The worksheet on page 28 helps each person in the household put their priorities on paper.

01 / THE DECISION

Will Casper work for your everyday life?

The benefits are real. So are the constraints. Use this guide to test both before you choose a home.

Casper is a small regional city with a mountain to the south, the North Platte River running through town, and established schools, health services and cultural organizations. It offers more everyday services than many rural communities, with fewer choices and greater distances to major cities than you may be used to. Think about how those differences would affect your own week.

58,771**City population
estimate**

July 1, 2025. [1]

17 min**Mean commute**

ACS 2020-2024; routes differ. [1]

\$70,218**Median household
income**

ACS 2020-2024, 2024 dollars. [1]

What you may gain

A manageable daily radius, direct access to trails and local recreation, and opportunities to become a regular participant in community organizations. If your current housing costs are high and your income survives the move, there may also be financial room to breathe.

What you may give up

You may have fewer alternative employers, direct flights, specialized services and late-night options than in a larger city. If you rely on a particular service or travel often, find out how you would keep those parts of your life working here.

A good fit is a household whose work, budget, care needs, social life and tolerance for weather all function here. A beautiful house cannot compensate for an unresolved dealbreaker.

Using this guide: Start with the subjects that matter most to your move. Use the visit plan on page 26 and the decision sheet on page 28 to work through unanswered questions. Numbered links lead to the sources, with dates and details on pages 30-32.

02 / WHERE YOU ARE COMING FROM

Leaving a large metro or the Front Range

Your starting point changes what feels like an improvement and what feels like a loss.

- 01 An expensive coastal metro**
Housing may cost less if you retain your income. Expect fewer choices in employers, specialist care, flights and dining.

- 02 A dense, walkable city**
Shorter driving trips and open space may appeal. Test grocery, work and evening trips before assuming you can live without a car.

- 03 Denver / Front Range suburbs**
A smaller daily service area and local recreation may appeal. Wyoming winter routes and travel disruptions deserve a separate look.

- 04 A mountain resort town**
Casper is a working regional city with year-round employers. Compare its actual recreation and cultural calendar with the resort lifestyle you value. [\[2\]](#)[\[30\]](#)[\[36\]](#)

Make the comparison personal

Keeping a remote job? Get written approval for Wyoming residence and location-based pay. Price trips to the office and confirm internet at the address. Then list five services or experiences you use each month and find a local option for each.

03 / OTHER STARTING POINTS

The Midwest, warm states and rural America

Casper can feel small, large, affordable or expensive depending on the place and household you are comparing.

01 Upper Midwest / Great Lakes

Winter preparation may feel familiar. Wind, drifting snow, dry conditions and distance between service centers can change the routine. [21][23]

02 Texas / Southeast / Florida

Driving may already be normal. Plan for longer cold-weather routines; no state income tax is not a new advantage if your current state also has none.

03 A lower-cost city

Do not assume a housing discount. Compare equivalent homes, wage offers, utilities and travel costs.

04 Smaller Wyoming / Plains communities

Casper may add services and activities, along with more traffic, neighbors and municipal restrictions than acreage living.

05 Northeast small towns / suburbs

Established streets may feel familiar. Distance from major cities, commuter rail and a larger job market may be the bigger adjustment.

Make the comparison personal

Compare an ordinary workday, a bad-weather day and a weekend in both places. Include everyone moving: one person can gain a career opportunity while another loses income, friends or support.

04 / WORK & CAREER

Evaluate the second job, too

If a job is bringing you to Casper, consider the work and financial plans of everyone making the move.

BLS reports a preliminary August 2026 Casper metro unemployment rate of **2.8%**, alongside **40,100 nonfarm jobs, down 3.1% year over year**. The figures are not seasonally adjusted. Low unemployment and shrinking employment can coexist; the headline alone does not establish expanding opportunity. [2]

The same snapshot includes substantial trade/transportation/utilities, education/health services and government employment, alongside mining, construction and other sectors. Energy is part of the economy, but it is not the whole economy. [2]

Your situation	Questions to settle before committing
Employer-sponsored move	What costs are paid, when are they reimbursed, and is there a repayment clause if employment ends? Is temporary housing included? Who covers a delayed start?
Two local careers	Identify alternative employers for both people. Compare actual openings, required licenses, salary bands, schedule and advancement options.
Energy, industrial or field role	Where is the actual reporting location? Are hours, overtime, on-call travel and contract duration documented? What happens in a slowdown?
Health or other licensed profession	Confirm licensure, credentialing, insurance start date and shift expectations before setting the move date.
Remote employee / self-employed	Confirm employer permission, reliable connectivity, workspace, travel obligations and a plan for a lost client or remote-work reversal.

A practical stress test

Run a version of the household budget with only the income that is already secured. Then run a version with several months of job transition and one unexpected trip. The point is to expose dependencies before you buy, rather than assume a precise probability of job loss.

The Chamber's job listings can help you find employers to contact. Ask about actual openings, pay and schedules. If your occupation has few local alternatives, consider whether renting first or keeping a larger moving reserve would give you more flexibility. [47]

05 / THE HOUSING MARKET

What does the budget buy?

Three real listing snapshots. Asking prices and availability can change; these are examples, not price-band averages.

MARKET CONTEXT / Redfin sale median: \$319,788, three months ending August 2026. Zillow typical value: \$313,856, August 31, 2026. Different measures; neither promises a particular home. [3][4]

RENTAL STARTING POINT / Zillow apartment averages: 1BR \$945, 2BR \$1,200, 3BR \$1,700 (October 2, 2026). Actual openings, fees and lease terms vary. [5]

\$235,000**1210 S Cottonwood St**

3 beds / 2 baths / 1,520 reported sq. ft. / built 1925

An older home with a one-car garage and finished lower-level space. Compare the room locations, stairs and heating/cooling setup with your needs.

Real Broker, LLC | MLS 20263585 [61]

\$315,000**2000 Kingsboro Rd**

4 beds / 2 baths / 1,776 reported sq. ft. / built 1964

A tri-level in Valley Hills with an attached one-car garage. More bedrooms do not necessarily mean a single-level layout or a larger garage.

RE/MAX The Group | MLS 20264671 [62]

\$485,000**844 Cheney Loop**

3 beds / 2.5 baths / built 2025 / two-car garage

Blackmore Vista example with a \$150 monthly HOA. The listing advertises 2,498 sq. ft. but describes an unfinished basement; verify finished space separately.

LPT Realty | MLS 20264443 [63]

Use these as a conversation starter

Snapshots checked October 6, 2026. These are other agents' listings, not presented as Nat's inventory. Ask Nat for current options at your budget, including finished area, condition, fees and garage space. Add ownership and moving costs on page 9.

06 / THE HOUSEHOLD BUDGET

Cheaper housing is only one line item

Use an all-in monthly number and a separate moving-cash number.

Wyoming has no personal state income tax. Federal taxes, taxes connected to another state, property tax and other costs can still apply. Use a tax professional for a multi-state or remote-work situation rather than assuming the entire prior tax bill disappears. [6]

Illustrative purchase only	Assumption / monthly amount
Price / down payment / loan	\$320,000 / 10% (\$32,000) / \$288,000
Principal and interest	\$1,820 at an assumed 6.50%, fixed 30 years
Property tax / insurance / mortgage insurance	\$175 / \$175 / \$100 - placeholders, not quotes
Maintenance reserve / HOA	\$267 (1% of price per year) / \$0 assumed
Ownership subtotal	\$2,537 per month, rounded
Utilities and internet / combined total	\$300 placeholder / \$2,837 per month, rounded

Illustration only. The rate and expense allowances above are assumptions, not current quotes. Replace them with figures from your lender, insurer, assessor and service providers. Add food, transportation, health care, child care, debt and travel to see your full monthly budget. Plan separately for closing and moving costs.

The costs that can change the answer

Request twelve months of utility history where available. Price wind/hail deductibles, roof coverage, snow removal, heating, a second vehicle if needed, flights to family and any out-of-area care. For acreage, add road work, well/septic maintenance, propane or other fuel, and equipment.

Natrona County's September 2026 guidance describes a 2027 change to the 25% residential exemption: owner-occupied eligibility and an application, with a March 1, 2027 deadline. Confirm your circumstances with the assessor. Do not simply carry the seller's current tax bill into your budget. [7]

Moving cash: deposits + movers + travel + temporary lodging + overlapping housing + closing costs + immediate repairs + a reserve for delays. Get written estimates before picking a closing date.

WHERE TO LIVE / REGIONAL MAP

Casper in context.

The river ties the urban area together. Casper Mountain rises to the south.



Read the geography

West: Mills and the airport side of the region. **North:** Bar Nunn and I-25. **East:** Evansville and the east-side service corridor. **South:** Casper Mountain and a different access-and-maintenance decision.

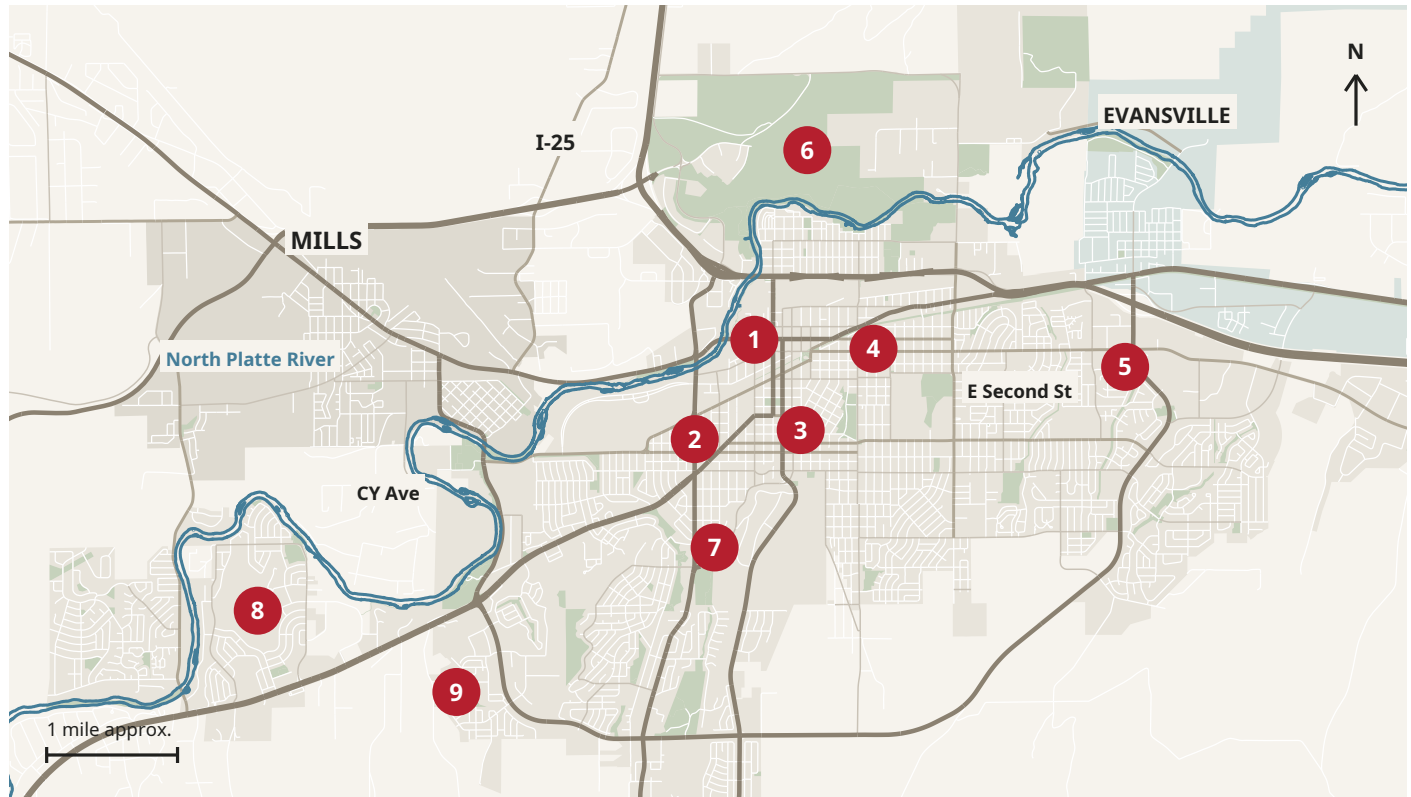
Mills, Evansville and Bar Nunn are separate municipalities. The shaded footprints come from the regional GIS; a Casper mailing address does not establish city jurisdiction. See pages 12-15 for home-search questions.

Map: Steinhoff & Co. using Natrona Regional Geospatial Cooperative street, waterway and municipal data, retrieved October 6, 2026. Selected labels; not a navigation or parcel map. [60]

WHERE TO LIVE / AREA MAP

Put the area names on the map.

Numbered markers locate general search areas, not official neighborhood boundaries.



- | | |
|---|---|
| <p>1 Downtown / Old Yellowstone
Shops, galleries and gathering spaces.</p> <p>2 Tree Streets / central area
Older housing and mature street trees.</p> <p>3 South Wolcott
Historic residential streets south of downtown.</p> <p>4 Hospital vicinity
Central Casper around the Banner main campus.</p> <p>5 East Second / east Casper
Retail, services and nearby housing areas.</p> | <p>6 North Casper
North of the downtown / interstate area.</p> <p>7 College / Garden Creek
South-side college and greenway reference area.</p> <p>8 Paradise Valley
Southwest Casper, near river destinations.</p> <p>9 Wolf Creek
Southwest subdivisions near West 38th.</p> |
|---|---|

Gray/tan: municipal footprints. Green: mapped parks. Blue: river. Markers are approximate orientation points; informal names overlap and vary. Use an exact address for boundaries, schools and services. [\[8\]](#)[\[10\]](#)[\[11\]](#)[\[13\]](#)[\[14\]](#)[\[60\]](#)

08 / CASPER AREAS

Central, east, north and south

Nearby destinations are useful starting points. A specific street and property determine the experience.

Area / reference points	Practical appeal to investigate	Inspection and routine questions
Central / hospital vicinity	Access to downtown and the Banner main campus on East Second Street. Older and renovated housing is part of central Casper. [11] [41]	Drive the hospital route at your shift time; assess traffic, parking and sound. Compare actual condition and accessibility.
East Casper / East Second corridor	Retail and service destinations; a mix of established housing and newer options in the broader east-side search. [54]	Test crossings and trips to your employer. Confirm exact subdivision, covenants, landscaping costs and any future development near a listing.
North Casper	An established part of the city north of the downtown/river-interstate area; use exact parcels and the current street network. [8] [12]	Inspect each property and surrounding uses. Visit at several times; evaluate crossings, road sound and services without relying on broad reputations.
South Casper / college and Garden Creek vicinity	Casper College, greenways and routes toward mountain recreation are useful landmarks. [12] [34]	Check grade, drainage, driveway shade, stairs, wind exposure and the actual winter route. A mountain view does not mean mountain-road access.

How to judge an older home

Request repair and permit history, then use independent inspection findings. Fresh finishes may sit over older electrical, plumbing or drainage systems. Check basement moisture, roof life, heating equipment and sewer condition. Ask an appropriate specialist to investigate symptoms rather than assuming all homes of an age have the same defect.

How to judge newer construction

Confirm what the price includes: landscaping, fencing, appliances, basement finish, window coverings and any association charges. Review the site drainage, soils documentation when available, warranty process and surrounding build-out. "New" does not replace due diligence.

Ask Nat to point out the streets and boundaries being discussed, then compare actual homes and routes. Informal area names can cover a wide range of properties.

09 / WEST & NEARBY COMMUNITIES

One housing search, several municipalities

Mills, Evansville and Bar Nunn are separate communities. Casper Mountain and rural Natrona County add another layer.

Place	Orientation	What the buyer must verify
West / Paradise Valley	Southwest Casper search area with established housing and river/trail destinations. [14][34]	Exact trail access, property condition, drainage and the trip across town. Do not assume every property shares the same lot size or era.
Wolf Creek / southwest subdivisions	Named subdivision areas should be identified by their recorded plats, including Wolf Creek Six. [13]	The actual lot, slope, soils information, wind exposure, covenants and finished versus unfinished living space.
Mills	Separate city west of Casper, with its own municipal government. [15]	Service providers, utility charges, nearby land uses, permits and the route to work. A Casper mailing label can be misleading.
Evansville	Separate town adjoining the Casper urban area, toward its northeast/east side. [16]	Parcel jurisdiction, utilities, east-side access and surrounding commercial or industrial uses.
Bar Nunn	Separate municipality north of Casper. [17]	School logistics, errands, work route, plowing, exact service availability and exposure at the property.
Casper Mountain / rural county	A separate ownership decision involving unincorporated land and county rules where applicable. [18]	Year-round legal access, road maintenance, utilities, insurance and emergency access before evaluating the view.

Use Natrona County's property and tax tools to identify the parcel, then confirm jurisdiction and obligations with the relevant government, title company and utility provider. A portal's neighborhood label is not a legal description. [8]

Compare the same home requirements across these places. A lower asking price can be offset by repairs, a longer routine, separate systems or a land-lease payment.

10 / PROPERTY DUE DILIGENCE

More space. More to look after.

Space can be valuable. So can having someone else maintain the infrastructure.



Look at the view.
Then ask about the road.

Ask who will maintain each system, how often, what records exist, and what replacement or repair could require. Build a schedule and budget with qualified local providers. Do the same for a rural rental: the lease should establish responsibility for water systems, snow and road access.

If the attraction is independence, make the workload visible. A mountain or acreage property can fit very well when the household wants the responsibilities along with the land.

10 / PROPERTY CHECKLIST

Before you commit to the property.

Get the records, assign the responsibility and ask the appropriate local professional.

Before you remove contingencies	What to obtain or confirm
Legal access and road care	Recorded access, public/private road status, maintenance agreements, snow-plowing responsibility and realistic all-season access.
Water and wastewater	Source, well permits/records if applicable, professional flow and water-quality evaluation, septic permits and inspection. Confirm capacity for your intended use.
Soils, foundation and drainage	Inspection findings and relevant engineering records. Expansive-soil maps identify regional susceptibility; they do not diagnose a particular house. [19]
Radon	Property testing and qualified mitigation advice if indicated. Age, condition and the presence of a basement do not rule it out. [20]
Insurance and emergency access	An address-specific quote before commitment, including roof, wind/hail, wildfire and any exclusions. Evaluate access for response and evacuation.
Land use and title	Zoning, recorded covenants, easements, mineral/water-right questions, surveys where needed, and approval for animals, shops, rentals or a business. [18]
Connectivity and fuel	Written service/install confirmation, an on-site signal check and backup plan; heating fuel source, delivery access and operating history.

For flood screening, consult the FEMA Flood Map Service Center and an insurer. For service screening, consult the FCC Broadband Map and the provider. Those maps are starting tools, not guarantees of insurability, drainage performance or installed service.

11 / CLIMATE & TRAVEL

Plan for wind as well as snow

Climate normals describe a long-run station record. They do not predict next winter or conditions at a mountain home.

Casper 1991-2020 normals	Station measure
January average high / low	35.2 F / 15.0 F
July average high / low	89.0 F / 53.0 F
Annual snowfall / precipitation	71.8 inches / 12.22 inches of liquid-equivalent precipitation
April normal snowfall	10.5 inches; winter preparation extends beyond midwinter

Source: National Weather Service Casper climate memo, monthly normals table. Snowfall is cumulative over the year, not snow depth on the ground. Mountain sites differ from the city/airport station. [21]

What it changes in an ordinary week

- Build schedule flexibility into long-distance travel. WYDOT publishes road closures, cameras and weight-based wind restrictions. A clear street at home does not tell you what the interstate is doing. [23]
- Prepare vehicles, clothing and an emergency kit; use appropriate tires, allow more time and respect closures. Moving trucks, campers and trailers need special attention to wind restrictions. [22][23]
- At the house, ask about drifting, driveway grade, shaded ice, snow storage, furnace service, pipe protection, and who removes snow. Test how the garage, entry and mudroom work with winter gear.
- For a remote worker or on-call professional, plan for a disrupted trip, outage or delayed delivery. Work expectations should be compatible with actual travel conditions.

Make the weather part of the scouting visit

If possible, return in the cold season. A pleasant summer weekend shows one version of Casper. Observe wind around candidate homes, walk between normal destinations, and ask residents about their routines rather than treating an unusually severe storm as the everyday norm.

If a regular trip is essential for work or family, decide how you would handle a delay or closure. Leave room in your schedule and budget for the route you will actually use.

12 / POLITICS & PUBLIC LIFE

A conservative electorate, with more than one community

Understand public policy and personal experience separately.

In the 2024 presidential election, Natrona County recorded 24,671 votes for Trump and 8,337 for Harris: approximately **72.7% and 24.6%** of votes for candidates/write-ins. This is county-level evidence of a strongly Republican electorate, not a measure of every Casper resident, workplace or neighborhood. [24]

What a newcomer should take from that

The political environment may feel familiar or may be a significant change, depending on where you live now. Spend time with people and organizations you would see regularly. Your workplace, friendships and community activities will shape your experience alongside state and local policy.

Use official city, county and school-board materials to understand the issues affecting your daily life: service funding, property taxes, education, land use and infrastructure. Wyoming's no-income-tax status is real, while its property-tax rules continue to change. Read the actual rule that applies to your situation. [6][7]

Policies that affect your daily life

If your move depends on access to reproductive care or another specialized service, speak with a provider about current availability, insurance and any travel you may need. Ask the relevant agency or a qualified adviser about rules that affect you. Settle these questions before committing to a home.

Belonging is not an election statistic

Casper Pride offers events, volunteer opportunities and a resource guide for the LGBTQ+ community. Faith communities, arts organizations and professional groups offer other ways to connect. Contact the groups that matter to you before your visit and ask how to get involved. [25]

The useful question is not "Does everyone agree with me?" It is "Can I build the relationships and access the services I need while living comfortably with the local public environment?"

13 / SOCIAL FIT

Finding your people.

Start with activities you enjoy and can attend regularly. Give new connections time to grow.



Making friends can take time after a move, especially if you arrive without family or an existing network. Give yourself a few regular places to return to: a class, a volunteer role, a book group or another activity you already enjoy. You do not need to build your whole social life through work.

Start with repeated contact

Choose one weekly activity and one other way to take part in the community. Ask when the group meets, how newcomers join and whether it continues through winter. A recurring commitment gives you the chance to become familiar with people over time.

Learn names, show up again and invite someone to a specific activity. If you are moving with a partner, make space for each of you to find your own interests and friends. Choose activities you enjoy enough to keep attending.

A familiar face is a beginning.

13 / MAKING CONNECTIONS

Find a way in.

Choose the starting point that matches your move.

Moving alone / without local contacts	Attend a recurring group during a scouting visit. Ask how newcomers join and whether activity continues in winter.
A partner is following a job offer	Create an independent work, study or social plan for that partner. The employer's network may not serve both people.
You do not drink or enjoy outdoor sports	Try the library, arts classes, theater or a service organization. Evaluate the calendar you would use, not the tourism calendar. [28] [31] [32]
You need a particular cultural or identity community	Contact relevant organizations and potential peers directly. Ask practical questions about events and resources without assuming a neighborhood guarantees acceptance.
You value anonymity and constant novelty	Consider whether repeated encounters and a smaller selection of scenes feel grounding or restrictive to you.

Three places to start

Make something: ART321 workshops and receptions. [\[28\]](#)

Join a conversation: Natrona County Library groups and programs. [\[32\]](#)

Get involved: Stage III productions and audition opportunities. [\[31\]](#)

14 / CULTURE

Arts, culture and community

Places to enjoy a performance, learn something new and take part in the community.

VISUAL ART

Nicolaysen Art Museum and Discovery Center. [29]

Explore exhibitions, classes and hands-on programs throughout the year.

MAKING AND EXHIBITING ART

ART321 / Casper Artists' Guild. [28]

Visit a gallery, take a workshop or attend a reception in Old Yellowstone.

ORCHESTRAL MUSIC

Wyoming Symphony Orchestra. [30]

Attend a concert or explore community programs during the season.

THEATER

Stage III Community Theatre. [31]

See a production or explore audition opportunities with a local theater group.

BOOKS, MAKING AND LEARNING

Natrona County Library. [32]

Join a book group, try a maker activity or find a program for your family.

PUBLIC GATHERINGS

David Street Station. [33]

Check the seasonal calendar for an event to enjoy downtown.

WESTERN SPORTING TRADITION

College National Finals Rodeo. [37]

Experience an annual collegiate rodeo championship hosted in Casper.

EVERYDAY OUTDOOR LIFE

Platte River Trails. [34][35]

Make a walk, bike ride or visit to the river part of your regular week.

Find the activities you would return to

Casper has established arts and civic organizations, with a smaller calendar than a major city. Look at upcoming performances, classes and events for the months you would live here. If a particular music scene, cuisine or cultural community is important to you, seek out the places and people connected with it.

Look for something you can join, not just a ticket you can buy. A class, audition or volunteer shift gives you a chance to return and get to know people. Check the schedule against your working hours and the things you already enjoy doing.

Try this on your visit: attend one event as an audience member and one activity where you can interact with the same people again. They reveal different things.

EVERYDAY LIFE

Picture a week here.

Suggested ways to try Casper, using real local places. Build around your interests and the current calendar.

**AFTER WORK**

A river walk, then an easy evening

Try a section of the Platte River Trails before dinner. On another evening, trade the walk for a library group or an ART321 class. The aim is to find something you would return to after the moving boxes are gone. [28][32][34]

SATURDAY IN TOWN

Coffee, a little browsing and something sweet

Walk downtown, browse Lou Taubert Ranch Outfitters and stop at Donells Candies. Check David Street Station's calendar for your dates; an event is an option, not an everyday guarantee. Visit Casper's pocket map helps connect the stops. [64]

WHEN THE WEATHER CHANGES

Have an indoor plan you actually like

Explore the Tate Geological Museum or Nicolaysen Art Museum; look for public sessions at the ice arena or aquatic center. A theater performance is another evening option when its season and your schedule line up. [66]

A bigger weekend: Casper Mountain trails, seasonal skiing or a planned outing to Alcova. These take more time and preparation than an in-town walk. [65]

15 / RECREATION

Build a routine for every season.

Build a routine you can sustain through the seasons, with options for days the weather changes the plan.

Season or routine	Possibilities to explore	Practical check
An ordinary weekday	Walk or cycle a connected trail segment; use a neighborhood park or recreation program. [34][35]	Access from the actual home, crossings, surface, lighting and current closures.
Summer / shoulder seasons	River recreation, mountain trails, community events and cultural programs. [33][34]	Conditions, equipment, access permission, water safety and seasonal hours.
Winter	Hogadon skiing when operating, winter trail activities where permitted, and indoor classes or performances. [28][30][31][36]	Operating calendar, lessons, travel conditions and a non-outdoor alternative.
A weekend tradition	A recurring walk, a group activity, live performance or volunteer shift. [28][31][32][46]	Cost, frequency, registration and whether participation is realistic for your work schedule.

For hunters and anglers

Moving does not immediately confer resident-license eligibility. Wyoming Game and Fish generally requires a full year of qualifying domicile and physical residence before applying for resident licenses, with specific exceptions and additional rules. Confirm your eligibility and the license/draw rules for the activity you intend to pursue. [38]

For someone who does not live outdoors

Find current dates through [Visit Casper's event calendar](#). Use the venue's own page for hours, tickets and registration. Choose one recurring activity alongside occasional events. [65][66]

16 / SCHOOLS & CHILD CARE

School choice changes the house-search conversation

A listing's nearby-school field is not an enrollment commitment.

Natrona County School District offers school choice. Its 2026-2027 process asks new families to provide student information, obtain an Infinite Campus parent account and complete school-choice registration. The district also states that out-of-district transfer placement occurs no more than five days before attendance and that it cannot hold a place while a student attends another school. Confirm the current process with Enrollment. [39]

Before setting the move date	What to verify directly
Enrollment	Available placement, timing, documents, grade transition and any midyear transfer requirements.
Learning needs	Relevant programs, services, course sequences and the process for transferring an IEP or 504 plan where applicable.
Transportation	Bus eligibility, pickup location and hours for your exact home and placement. Choice does not establish a convenient commute.
Before/after-school care	Actual openings, hours, school-break coverage, cost and pickup arrangements.
Child care	Licensed providers, age-group openings, waitlists, operating hours, fees and care compatible with both adults' shifts. [40]

How to compare schools fairly

Ask about the programs and support your child needs, visit when possible, and use the same questions at each school. Discuss course placement, learning services, activities and transportation directly with the district. Confirm enrollment separately from your choice of home.

Arrange child care early

The state's licensed-provider list can identify places to contact, but licensed capacity is not the number of open seats. Secure a workable arrangement directly rather than assuming a provider will have space when the moving truck arrives. Verify backup care if a job includes nights, weekends or unpredictable overtime. [40]

For a career relocation, align the employment start, temporary housing, school placement and child-care plan. Solving only the house purchase can leave the household unable to start its intended routine.

Planning for health care

Evaluate the care you need by provider, service, insurance and appointment availability.

Banner Wyoming Medical Center describes its Casper operation as a regional referral center with Level II trauma care and primary and specialty services. That is substantial infrastructure for a city of this size. It does not establish that a particular specialist is in-network, accepting patients or available on your preferred timeline. [\[41\]](#)

Your care requirement	Call before the move
Primary care / prescriptions	New-patient availability, insurance participation, transfer of records and continuity of medication.
Ongoing specialist care	The named clinician or practice, service location, referral requirements, visit frequency and whether travel may be necessary.
Pediatrics / pregnancy / complex care	The exact service and referral pathway; practical plans for any care outside Casper.
Mental health / therapy	New-patient access, mode of care, network coverage and continuity through the relocation.
Accessibility / aging in place	Entry steps, bathrooms, snow removal, accessible routes and availability of needed home/community services.
Identity-specific resources	Relevant community organizations and qualified providers; Casper Pride offers a resource guide. [25]

Price the care routine, including travel

If a service requires leaving town, include transport, lodging, missed work and a plan for weather disruption. Ask the clinical team how urgent problems and referrals are handled. Compare those requirements with your present situation rather than deciding from a hospital's size alone.

Keep your care uninterrupted

Before leaving, ask your current care team how to transfer records and prescriptions and arrange follow-up appointments. Check when your new insurance begins. If you will keep seeing a clinician outside Wyoming, ask whether that arrangement can continue after your move.

If access to a particular treatment is essential, obtain direct confirmation before making a housing commitment. It is a practical prerequisite, not a detail to solve after closing.

18 / EVERYDAY LOGISTICS

Short local trips, longer regional journeys

Consider everyday errands alongside the longer trips you make for work, family and care.



Flights and travel

Check Casper/Natrona County International Airport and airline schedules for your travel dates. Denver is listed as a nonstop destination. Compare fares, connections and total door-to-door time for the trips you take regularly, including visits to family and travel for work. [42][43]

For road trips, plan the actual route to relatives, airports or appointments. Winter closures and wind restrictions can affect the journey. If you have a flight or an appointment you cannot miss, allow extra flexibility and consider the cost of an overnight stay. [23]

Getting around without your own vehicle

Casper has LINK fixed-route and ASSIST services. The city's October 2025 map lists four routes operating weekdays 6:30 a.m.-6:30 p.m. and Saturdays 7:30 a.m.-3:30 p.m.; two other routes have shorter weekday hours and no Saturday service. Confirm current operations and ASSIST arrangements. Test shifts, evening errands and the return trip before deciding a home works without a car. [44]

Utilities and internet

For every candidate address, identify water, sewer, trash, electricity, heating fuel and internet providers. Confirm account setup, deposits, install appointments and which services are included in a lease. A listing that says broadband is nearby does not confirm a working connection inside that home.

Getting to know a location

Casper Police publishes an annual report using incident-based crime data. Offenses, arrests and calls for service measure different things. Citywide totals cannot establish the safety of a particular block; compare consistent definitions and periods. Visit the address, look at lighting and access, and request current information appropriate to the location. [45]

A workable daily routine includes an alternative: a backup ride, an alternate work arrangement, a delayed-trip plan or local support. Decide which of these you would realistically use.

19 / SCOUTING VISIT

Spend three days testing a normal life

Suggested itinerary. Schedule appointments and confirm current hours before travel.

Day	Activities	What the day should resolve
1 / Work and routine	Drive the exact work route at the relevant hour. Visit a grocery store, care provider and two housing areas. Repeat an evening route.	Can the household complete an ordinary workday without heroic timing?
2 / Homes and obligations	Compare homes with the same requirements across several areas or municipalities. Review inspection questions, utilities, taxes and insurance.	What does each home require beyond its purchase price? Which assumptions need written confirmation?
3 / Belonging and recreation	Attend a recurring group or class, explore a realistic trail/park route, and try an indoor activity. Leave time unscheduled.	Can you picture a satisfying week when you are no longer a visitor?

Talk with people whose routines resemble yours

Talk with a recent arrival, a longtime resident and someone in your line of work. Ask what surprised them, what they leave town for, how they met people and what they would do differently. You will hear different experiences; use those conversations to identify questions to explore for yourself.

A property comparison to carry with you

For each home	Record
Location and jurisdiction	Address, municipality/county, employer route, service providers.
Condition and access	Systems, stairs, parking, drainage, winter exposure, maintenance needs.
Monthly and initial costs	Lender estimate, insurer quote, taxes, utilities, fees, move-in repairs.
Routine and community	Your actual destinations and recurring ways to participate.

If winter is a major uncertainty, arrange a second visit in the cold season or consider a rental period that includes it. A second look is information, not a failure to decide.

20 / THE FIRST 90 DAYS

Your first 90 days in Casper

Suggested sequence for a household moving for work, with or without an immediate purchase.

Timing	Priority actions
Before committing	Confirm the job and relocation terms, both adults' plans, care access, school/child care needs, real housing options and an all-in budget.
Before arrival	Secure housing and move-in terms; arrange utility/internet start dates, records transfers, transport and a weather contingency for the move.
Days 1-30	Complete required address, license, vehicle and administrative changes with the relevant agencies. Establish care and school routines. Attend the same chosen activity more than once.
Days 31-60	Compare actual spending and travel time with the plan. Resolve maintenance issues. Build a second social connection independent of work.
Days 61-90	Review the move with every household member. Identify what works, what needs a change, and whether the housing commitment still suits the expected length of stay.

Rent first or buy first?

Renting can buy information when the employer, area, household fit or length of stay is uncertain. It has costs: deposits, potentially two moves and limited suitable rentals. Buying can be reasonable when the household plan and finances are stable, but transaction costs and resale uncertainty matter if the job changes. Compare both with real properties and current written estimates.

If you decide to buy

Start by agreeing on who will represent you and what services and costs are involved. Then arrange financing, compare homes and work through the offer, inspections, title, insurance and closing. Ask your agent and lender to explain each deadline and responsibility in your contract, including when you can take possession.

You do not have to buy immediately to make a successful move. A rental period, a different community or more time to decide may be the right next step for your household.

21 / YOUR DECISION SHEET

What must be true for this move to work?

Use Confirmed, Uncertain or Dealbreaker. Do not average away something essential.

Decision factor	Evidence you need	Your status / notes
Household income	Written employment terms and a viable plan for both adults.	_____
Housing and cash	Suitable real options, monthly budget and moving reserve.	_____
Health and support	Named services, insurance and confirmed access.	_____
School / child care, if needed	Placement process, openings and a workable daily schedule.	_____
Weather and travel	A realistic winter routine and regional travel plan.	_____
Community and culture	At least two or three recurring activities you want to join.	_____
Property responsibilities	Condition, services and maintenance you can manage.	_____
Exit / change of plans	A plan for job change, family needs or a shorter stay.	_____

My three reasons for moving toward Casper

1. _____
2. _____
3. _____

The unresolved question that could change my decision

Who can answer it? _____ By when? _____

Bring this sheet to your conversation with Nat, along with your timing, work location, budget and must-have home features. Start with the questions that are still unanswered.

YOUR NEXT STEP

Talk through your move with Nat.

Bring your timing, your priorities and the questions that are still open.



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A useful first conversation

Your work location, budget and must-have home features are a useful place to start. Bring the decision sheet, too - especially anything you marked uncertain.

Ask about homes and areas that fit your routine, what to see on a visit and which questions need another local professional.

SOURCES / 1

Sources and useful links.

October 2026. Select a title to open the original source.

Figures in this guide describe the periods shown beside them. Use these links for updates as your move gets closer, and contact schools, providers and local agencies about arrangements for your own move.

[1] U.S. Census Bureau: Casper QuickFacts

Casper city. July 2025 population estimate and ACS 2020-2024 household and commute measures.

[2] BLS: Casper economy at a glance

Casper metropolitan area. August 2026 preliminary employment figures, not seasonally adjusted.

[3] Redfin: Casper housing market

Casper, all home types. Median sale price for the three months ending August 2026.

[4] Zillow: Casper home values

Casper home-value index and asking-price measures dated August 31, 2026. These measure different parts of the market.

[5] Zillow: Casper rental trends

Apartment asking-rent averages by bedroom count. Page updated October 2, 2026; checked October 4.

[6] Wyoming Business Council: tax and business resources

Wyoming tax overview. Ask a tax adviser how a move would affect your own state and federal obligations.

[7] Natrona County: property tax relief programs

September 2026 guidance on property-tax exemptions, eligibility and the March 1, 2027 application deadline.

[8] Natrona County: property search tools

County assessor, tax-bill and parcel/GIS resources for researching a particular property.

[9] Casper Downtown Development Authority

Downtown and Old Yellowstone businesses, public spaces and events.

[10] City of Casper: South Wolcott historical walking tour

Historic district description and walking route, including South Wolcott.

[11] Homes.com: Central Casper neighborhood guide

An introduction to central Casper, its older housing and nearby destinations.

[12] City of Casper: 2014 parks and open-space plan

City plan used for established park and geographic names. Proposed projects may have changed.

[13] City of Casper: Wolf Creek Six plat

Recorded subdivision map for Wolf Creek Six. Check the plat and records for the property you are considering.

[14] Alisha Collins: Paradise Valley area page

Local agent overview of the Paradise Valley area.

[15] City of Mills

Mills municipal government, departments and service information.

[16] Town of Evansville

Evansville municipal government, utilities and planning information.

[17] Town of Bar Nunn: 2026 municipal resolution

Town of Bar Nunn municipal document. Current service information is available through barnunnwy.gov.

[18] Natrona County: zoning

Land-use rules for unincorporated Natrona County; includes the September 2026 zoning resolution.

SOURCES / 2

Sources and useful links.

October 2026. Select a title to open the original source.

[19] Wyoming State Geological Survey: expansive soils

Regional expansive-soil mapping. Obtain property-specific inspection or engineering advice.

[20] Wyoming Department of Health: radon

Wyoming home radon testing and mitigation resources.

[21] NWS: Climate of Casper, Wyoming

National Weather Service climate memo; 1991-2020 monthly normals. Conditions vary with elevation and location.

[22] WYDOT: winter travel

Official vehicle preparation and winter-driving guidance.

[23] WYDOT: road and travel information

Current Wyoming road closures, cameras and travel restrictions.

[24] Wyoming Secretary of State: 2024 Natrona County results

Official 2024 presidential results for Natrona County. Percentages use votes for candidates and write-ins.

[25] Casper Pride

Community events, volunteer opportunities and an LGBTQ+ resource guide.

[28] ART321: visitor and class information

ART321 gallery visits, workshops, classes and receptions.

[29] Nicolaysen Art Museum and Discovery Center

Exhibitions, classes and public programs at the Nicolaysen Art Museum.

[30] Wyoming Symphony Orchestra

Concert season and community programs. Check the current calendar for dates and tickets.

[31] Stage III Community Theatre

Performance season and audition information for community theater.

[32] Natrona County Library: events and resources

Book groups, maker activities, author programs and events for different ages.

[33] David Street Station

Seasonal events and gatherings in downtown Casper.

[34] Platte River Trails Trust: trail maps

Trail routes, access points and closures. Check surfaces and accessibility for your chosen route.

[35] Platte River Trails Trust: community trail system

River Trail and wider community trail information from the Platte River Trails Trust.

[36] City of Casper: Hogadon Basin Ski Area

City ski-area information, including operating conditions, lessons and seasonal updates.

[37] NIRA: Casper CNFR agreement

June 2026 announcement on Casper hosting the College National Finals Rodeo through 2037.

[38] Wyoming Game and Fish: resident license eligibility

Resident hunting and fishing license eligibility, including residency requirements and exceptions.

SOURCES / 3

Sources and useful links.

October 2026. Select a title to open the original source.

[39] NCSD: enrollment and school choice

2026-2027 enrollment and school-choice instructions. Contact Enrollment about your move date and placement.

[40] Wyoming DFS: child care statistics and provider list

Licensed child-care provider list. Contact providers for openings, age groups, hours and fees.

[41] Banner Wyoming Medical Center

Hospital and service information. Confirm insurance, referrals and appointment availability with the provider.

[42] Casper/Natrona County International Airport: flights

Official airport flight and airline information. Check your specific travel dates.

[43] Denver International Airport: nonstop destinations

Denver International Airport destination list, including Casper.

[44] City of Casper: LINK route map and service information

LINK route map and service information dated October 2025. Confirm current hours and ASSIST arrangements.

[45] Casper Police Department: 2025 annual report

Casper Police 2025 annual report. Citywide incident data should be read with its definitions and reporting period.

[46] Casper Area Chamber of Commerce

Local businesses, community calendar and professional networking.

[47] Casper Chamber: job listings

Local job listings. Confirm openings, requirements and pay with employers.

[54] Coldwell Banker The Legacy Group: neighborhood guide

Local brokerage overview of Casper areas and housing.

[59] Steinhoff & Co.: public website

Nat Steinhoff and Steinhoff & Co. contact and brokerage information. Checked October 4, 2026.

[60] Natrona Regional Geospatial Cooperative: public GIS

Street centerlines, waterways, municipal footprints, parks and recorded subdivisions. Downloaded October 6, 2026; neighborhood markers are approximate editorial labels.

[61] Movoto / Wyoming MLS: 1210 S Cottonwood St

MLS 20263585. \$235,000 asking price after September 24 change. Listing snapshot checked October 6, 2026.

[62] Zillow / Wyoming MLS: 2000 Kingsboro Rd

MLS 20264671. \$315,000 asking price after October 4 change. Listing snapshot checked October 6, 2026.

[63] Redfin / Wyoming MLS: 844 Cheney Loop

MLS 20264443. \$485,000 asking price. 2.5 baths, unfinished basement and \$150 monthly HOA. Checked October 6, 2026.

[64] Visit Casper: downtown

Downtown places, shopping and pocket-map resource. Used for suggested activities, not a promise of daily events.

[65] Visit Casper: outdoor recreation

Seasonal mountain, river and reservoir activities. Confirm conditions, access and operating dates.

[66] Visit Casper: indoor activities

Museums, galleries, performances, ice arena and aquatic-center ideas. Checked October 6, 2026.