

Single Family Residence **RESIDENTIAL**

# 1306 N RICHARDSON AVE

ROSWELL, NM 88201

**\$275,081** TopHap Estimate · \$272 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,012 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1940**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$275K**

**\$253K low**

**\$297K high**

Last Sale

**\$341,145 · Oct 2, 2025**

Est. Owner Equity

**\$275,081**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,347 (2026) |
| Assessed Value        | \$89,731       |
| Previous Assessed     | \$49,598       |
| Assessor Market Value | \$269,192      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CHAVES                  |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Pool          | No                      |

Porch · 278 ft²

## CLIMATE RISK

1  
FLOOD

66  
WILDFIRE

76  
HEAT

10  
STORM

29  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Sep 23, 2025 | Financing | Warranty Deed       |       |        |        |
| Oct 1, 2025  | Financing | Warranty Deed       |       |        | \$257K |
| Jan 10, 2023 | Financing | Warranty Deed       |       |        | \$114K |
| Feb 13, 2006 | Quitclaim | Quit Claim Transfer |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Washington Avenue Elementary School | Elementary | PK–5   | 0.8 mi   |
| Goddard High School                 | High       | 9–12   | 1.4 mi   |
| Sierra Middle School                | Middle     | 6–8    | 2.5 mi   |

District: Roswell Independent Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

| NEIGHBORHOOD · ZIP 88201

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>106</div> <div>CRIME INDEX</div> | <div>106</div> <div>AIR POLLUTION</div> | <div>27,273</div> <div>POPULATION</div> | <div>\$63K</div> <div>MEDIAN IN-COME</div> | <div>59°F</div> <div>AVG TEMP</div> | <div>74%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|