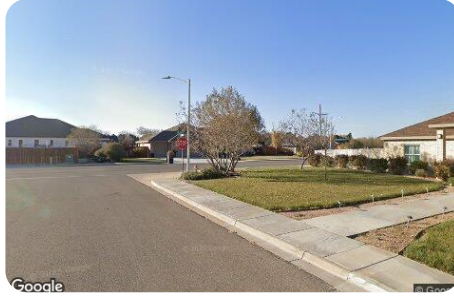


Single Family Residence **RESIDENTIAL**

# 8 WESTMINISTER CT

ROSWELL, NM 88201

**\$421,159** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,616 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**2018**

YEAR BUILT

## VALUATION

**\$421K**

\$390K low

\$452K high

Last Sale

**\$315,000 · Nov 13, 2018**

Est. Owner Equity

**\$178,859**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,816 (2026) |
| Assessed Value        | \$107,687      |
| Previous Assessed     | \$104,551      |
| Assessor Market Value | \$323,062      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | CHAVES                                |
| Lot (acres)   | 0.34                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Electric                              |
| Pool          | No                                    |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 16<br>FLOOD | 83<br>WILDFIRE | 29<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Nov 13, 2018 | Financing | Warranty Deed |       |        | \$252K |
| Dec 18, 2017 | Financing | Warranty Deed |       |        | \$252K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Military Heights Elementary School | Elementary | PK–5   | 1.5 mi   |
| Goddard High School                | High       | 9–12   | 1.7 mi   |
| Berrendo Middle School             | Middle     | 6–8    | 2.9 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|