

Single Family Residence **RESIDENTIAL**

# 1601 S RICHARDSON AVE

ROSWELL, NM 88203

**\$163,692** TopHap Estimate · \$160 / ft² · confidence 91 · as of Jul 14, 2026



**2**

BATHS

**1,026 ft²**

LIVING AREA

**0.17 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$164K**

\$149K low

\$178K high

Last Sale

**\$138,838 · Feb 1, 2024**

Est. Owner Equity

**\$20,628**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,194 (2026) |
| Assessed Value        | \$47,435       |
| Previous Assessed     | \$46,053       |
| Assessor Market Value | \$142,305      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | CHAVES                                |
| Lot (acres)   | 0.17                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Porch · 124 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Jan 31, 2024 | Financing | Warranty Deed |       |                    | \$137K |
| Mar 15, 2007 | Financing | Warranty Deed |       |                    | \$53K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Roswell High School           | High       | 9–12   | 0.3 mi   |
| Valley View Elementary School | Elementary | PK–5   | 0.5 mi   |
| Sierra Middle School          | Middle     | 6–8    | 2.1 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 88203

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>28,868</b><br>POPULATION | <b>\$40K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>74%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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