

Single Family Residence **RESIDENTIAL**

# 12 FOREST DR

ROSWELL, NM 88203

**\$123,731** TopHap Estimate · \$66 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**

BATHS

**1,864 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

## Pre-foreclosure (NOS)

Auction scheduled for Sep 18, 2025.

## VALUATION

**\$124K**

\$107K low

\$140K high

|                   |                         |
|-------------------|-------------------------|
| Last Sale         | \$122,325 · Feb 2, 2026 |
| Est. Owner Equity | \$123,731               |

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,086 (2026) |
| Assessed Value        | \$41,515       |
| Previous Assessed     | \$39,523       |
| Assessor Market Value | \$124,546      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | CHAVES                                |
| Lot (acres)   | 0.25                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Porch · 764 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT² | LOAN |
|--------------|-----------|-----------------------|-------|--------|------|
| Jan 21, 2026 | Financing | Special Warranty Deed |       |        |      |
| Sep 18, 2025 | Financing | Special Master Deed   |       |        |      |
| Feb 14, 2015 | Quitclaim | Quit Claim Transfer   |       |        |      |
| Feb 5, 2015  | Quitclaim | Quit Claim Transfer   |       |        |      |
| Sep 10, 2008 | Quitclaim | Quit Claim Transfer   |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Valley View Elementary School | Elementary | PK–5   | 0.3 mi   |
| Roswell High School           | High       | 9–12   | 0.8 mi   |
| Sierra Middle School          | Middle     | 6–8    | 1.3 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>Absentee owner</b> |
|-----------|-----------------------|