

Single Family Residential

RESIDENTIAL

445 FLUME CANYON DR

RUIDOSO, NM 88345

\$245,095 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.25 ac
LOT SIZE

1977
YEAR BUILT

VALUATION

\$245K

\$200K low

\$290K high

Est. Owner Equity

\$92,595

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$1,299 (2025)
Assessed Value	\$45,007
Previous Assessed	\$43,696
Assessor Market Value	\$135,021

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.25

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 19, 2011	Financing	Intrafamily Transfer			\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Primary School	Elementary	PK–2	3.2 mi
Ruidoso High School	High	9–12	3.4 mi
Ruidoso Middle School	Middle	6–8	3.6 mi

District: Ruidoso Municipal 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 88345

104 CRIME INDEX	96 AIR POLLUTION	8,198 POPULATION	\$49K MEDIAN IN-COME	50°F AVG TEMP	74% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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