

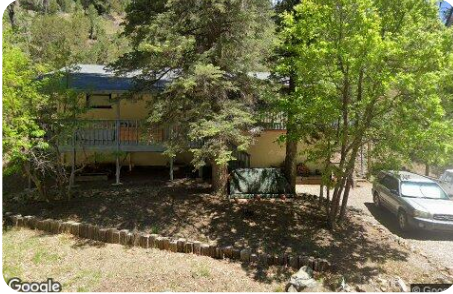
Single Family Residential

RESIDENTIAL

446 FLUME CANYON DR

RUIDOSO, NM 88345

\$259,924 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.23 ac
LOT SIZE

VALUATION

\$260K

\$212K low

\$308K high

Est. Owner Equity

\$259,924

TAX & ASSESSMENT

Property Tax

\$1,184 (2025)

Assessed Value

\$41,207

Previous Assessed	\$41,207
Assessor Market Value	\$123,621

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.23

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

OWNERSHIP

Occupancy	Owner occupied
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