

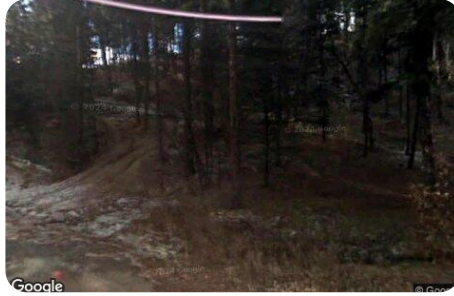
Single Family Residential

RESIDENTIAL

417 FLUME CANYON DR

RUIDOSO, NM 88345

\$280,920 TopHap Estimate · confidence 85 · as of Jul 14, 2026



0.44 ac
LOT SIZE

1972
YEAR BUILT

VALUATION

\$281K

\$238K low

\$324K high

Est. Owner Equity

\$280,920

TAX & ASSESSMENT

Property Tax

\$2,224 (2025)

Assessed Value

\$73,643

Previous Assessed	\$71,498
Assessor Market Value	\$220,929

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.44

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Primary School	Elementary	PK–2	3.0 mi
Ruidoso High School	High	9–12	3.1 mi
Ruidoso Middle School	Middle	6–8	3.4 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	Absentee owner
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