

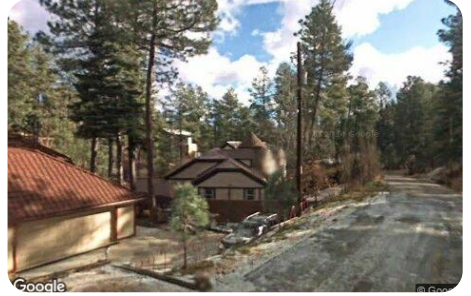
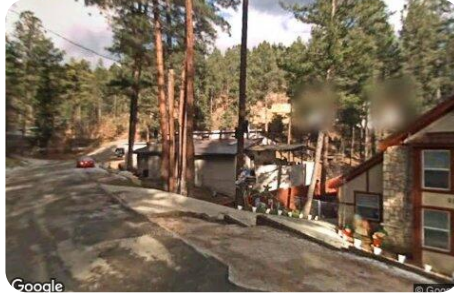
Single Family Residential

RESIDENTIAL

116 BLACK FOREST RD

RUIDOSO, NM 88345

\$253,159 TopHap Estimate · confidence 82 · as of Jul 14, 2026



0.26 ac
LOT SIZE

1973
YEAR BUILT

VALUATION

\$253K

\$207K low

\$300K high

Est. Owner Equity

\$253,159

TAX & ASSESSMENT

Property Tax

\$5,218 (2025)

Assessed Value

\$172,816

Previous Assessed	\$172,816
Assessor Market Value	\$518,448

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.26

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2024	Financing	Warranty Deed			
May 12, 2021	Financing	Warranty Deed			\$235K
Nov 27, 2006	Financing	Warranty Deed			\$200K
Feb 22, 2006	Financing	Warranty Deed			\$192K

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	3.3 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.