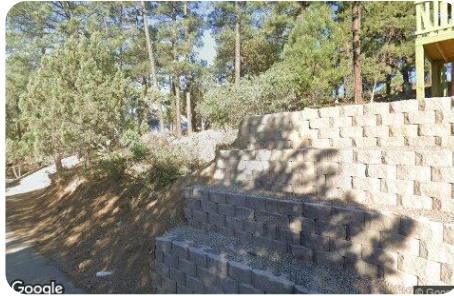
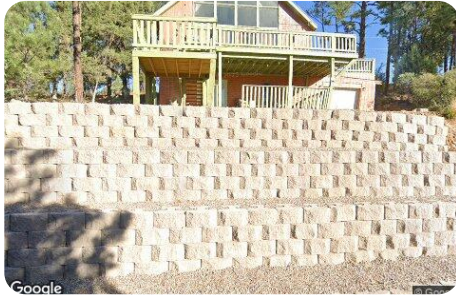


Single Family Residential **RESIDENTIAL**

131 BLUE SPRUCE

RUIDOSO, NM 88345

\$185,660 TopHap Estimate · \$95 / ft² · confidence 82 · as of Jul 14, 2026



1,962 ft²
LIVING AREA

0.15 ac
LOT SIZE

1974
YEAR BUILT

3
STORIES

VALUATION

\$186K

\$152K low

\$219K high

Last Sale

\$590,600 · Nov 2, 2009

Est. Owner Equity

\$185,660

TAX & ASSESSMENT

Property Tax	\$3,056 (2025)
Assessed Value	\$101,217
Previous Assessed	\$101,217
Assessor Market Value	\$303,651

PROPERTY FACTS

Property Type	Single Family Residential
County	LINCOLN
Lot (acres)	0.15
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 17, 2023	Financing	Warranty Deed			\$246K
Jan 27, 2022	Financing	Special Master Deed			
Oct 15, 2009	Financing	Intrafamily Transfer			\$473K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Primary School	Elementary	PK–2	1.8 mi
Ruidoso High School	High	9–12	2.2 mi
Ruidoso Middle School	Middle	6–8	2.3 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
---------------------------------------	--	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------