

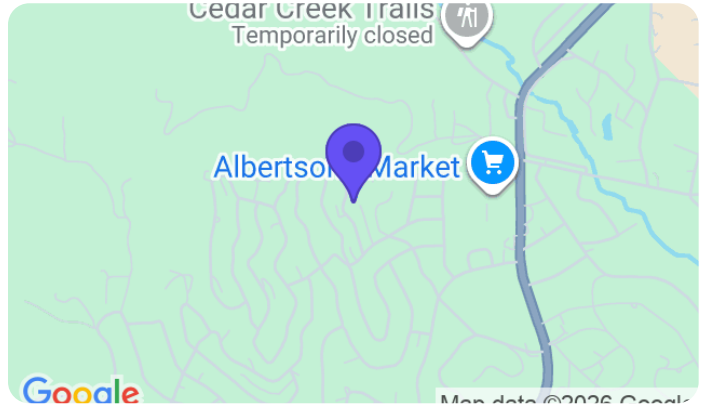
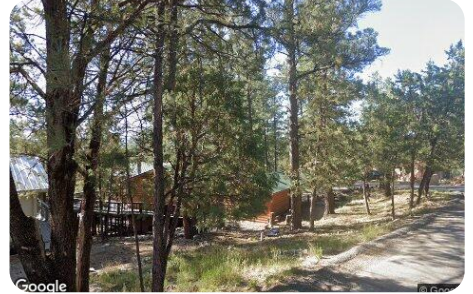
Single Family Residential

RESIDENTIAL

116 SPRUCE DR

RUIDOSO, NM 88345

\$285,257 TopHap Estimate · confidence 85 · as of Jul 14, 2026



0.17 ac
LOT SIZE

1974
YEAR BUILT

VALUATION

\$285K

\$242K low

\$329K high

Est. Owner Equity

\$165,257

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$1,404 (2025)
Assessed Value	\$46,490
Previous Assessed	\$46,490
Assessor Market Value	\$139,470

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.17

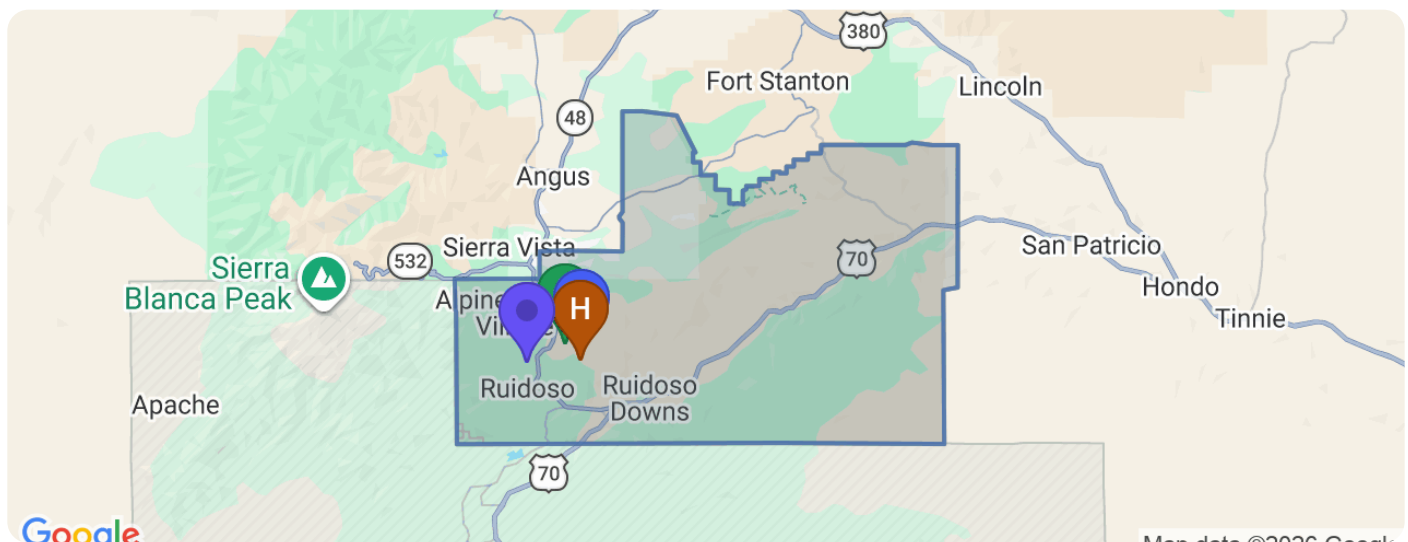
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 11, 2025	Financing	Warranty Deed			\$120K
Oct 20, 2020	Financing	Warranty Deed			\$96K
Nov 23, 2009	Financing	Warranty Deed			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Primary School	Elementary	PK–2	1.6 mi
Ruidoso High School	High	9–12	2.0 mi
Ruidoso Middle School	Middle	6–8	2.1 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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