

Single Family Residential **RESIDENTIAL**

120 BIRCH DR

RUIDOSO, NM 88345

\$316,592 TopHap Estimate · confidence 86 · as of Jul 14, 2026



0.17 ac
LOT SIZE

1983
YEAR BUILT

VALUATION

\$317K

\$274K low

\$359K high

Est. Owner Equity

\$295,679

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$777 (2025)
Assessed Value	\$25,742
Previous Assessed	\$24,992
Assessor Market Value	\$77,226

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 26, 2022	Financing	Transfer On Death Deed			
Jan 26, 2022	Financing	Divorce/Dissolution of Marriage Transfer			
Jul 24, 2009	Financing	Warranty Deed			\$21K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Primary School	Elementary	PK–2	1.4 mi
Ruidoso High School	High	9–12	1.7 mi
Ruidoso Middle School	Middle	6–8	1.9 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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