

Condominium

**RESIDENTIAL**

# 417 MECHEM DR # 7

RUIDOSO, NM 88345

**\$237,403** TopHap Estimate · confidence 79 · as of Jul 14, 2026



**1977**

YEAR BUILT

## VALUATION

**\$237K**

\$187K low

\$287K high

Est. Owner Equity

**\$176,203**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$879 (2025) |
| Assessed Value        | \$29,042     |
| Previous Assessed     | \$28,196     |
| Assessor Market Value | \$87,126     |

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Condominium |
| County        | Lincoln     |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN  |
|-------------|-----------|---------------|-------|--------------------|-------|
| Feb 9, 2009 | Financing | Warranty Deed |       |                    | \$61K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Sierra Vista Primary School | Elementary | PK–2   | 1.8 mi   |
| Ruidoso High School         | High       | 9–12   | 1.8 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**

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>8,198</b><br>POPULATION | <b>\$49K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>74%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|