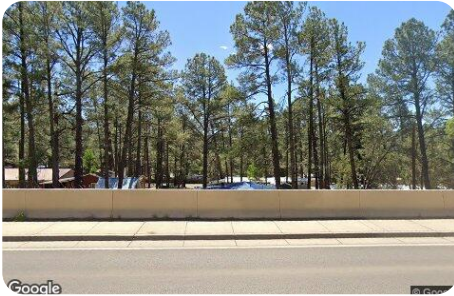


Single Family Residential **RESIDENTIAL**

448 MECHEM DR

RUIDOSO, NM 88345

\$208,688 TopHap Estimate · confidence 91 · as of Jul 14, 2026



0.21 ac
LOT SIZE

1960
YEAR BUILT

VALUATION

\$209K

\$190K low

\$227K high

Est. Owner Equity

\$208,688

TAX & ASSESSMENT

Property Tax

\$539 (2025)

Assessed Value

\$17,857

Previous Assessed	\$17,337
Assessor Market Value	\$53,571

PROPERTY FACTS

Property Type	Single Family Residential
County	Lincoln
Lot (acres)	0.21

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 18, 2022	Financing	Intrafamily Transfer			
Nov 7, 2016	Financing	Warranty Deed			
Nov 7, 2016	Financing	Correction Deed			
Nov 7, 2016	Financing	Intrafamily Transfer			
Nov 7, 2016	Financing	Intrafamily Transfer			
Sep 23, 2015	Financing	Intrafamily Transfer			
Jun 3, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sierra Vista Primary School	Elementary	PK–2	1.6 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	Absentee owner
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