

Single Family Residential **RESIDENTIAL**

# 91 VIENNA TER

RUIDOSO, NM 88345

**\$559,689** TopHap Estimate · confidence 70 · as of Jul 14, 2026



**2,398 ft²**  
LOT SIZE

**1979**  
YEAR BUILT

## VALUATION

**\$560K**

\$393K low

\$726K high

Est. Owner Equity

**\$559,689**

## TAX & ASSESSMENT

Property Tax

**\$3,781 (2025)**

Assessed Value

**\$125,222**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$125,222 |
| Assessor Market Value | \$375,666 |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Lincoln                   |
| Lot (acres)   | 0.06                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------------------------------|-------|--------|--------|
| Dec 14, 2022 | Financing | Warranty Deed                      |       |        |        |
| Jun 9, 2022  | Financing | Intrafamily Transfer               |       |        |        |
| Jan 12, 2022 | Financing | Warranty Deed                      |       |        | \$265K |
| Oct 30, 2018 | Financing | Intrafamily Transfer               |       |        |        |
| Jun 28, 2018 | Financing | Affidavit Of Death Of Joint Tenant |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Sierra Vista Primary School | Elementary | PK–2   | 1.1 mi   |
| Ruidoso High School         | High       | 9–12   | 1.5 mi   |
| Ruidoso Middle School       | Middle     | 6–8    | 1.6 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>Absentee owner</b> |
|-----------|-----------------------|